



Village of Weston, Wisconsin  
MEETING NOTICE

Meeting of: COMMUNITY LIFE & PUBLIC SAFETY

Members: Schuster {c}, White, Fiene, Hansen, Martin

Date/Time: Monday, May 23rd @ 6:30 P.M.

Location: Weston Municipal Center (5500 Schofield Ave) – Board Room

Agenda: The agenda packet will be emailed out 3 days prior to the meeting, and also posted on the Village website at [www.westonwi.gov](http://www.westonwi.gov).

Attendance: Committee members, please indicate if you will, or will not be attending so we may determine in advance if there will be a quorum.

Questions: Renee Hodell, Recording Secretary  
715-359-6114  
[rhodell@westonwi.gov](mailto:rhodell@westonwi.gov)

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This notice was posted at the Municipal Center, and on the Village's website at [www.westonwi.gov](http://www.westonwi.gov), and was emailed to local media outlets (Print, TV, and Radio) on 5/17/2016 @ 4:00 p.m.

A quorum of members from other Village governmental bodies (boards, commissions, and committees) may attend the above noticed meeting in order to gather information. No actions to be taken by any other board, commission, or committee of the Village, aside from the Board of Trustees. Should a quorum be other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553,494 N.W.2d 408 (1993).

Wisconsin State Statutes require all agendas for Committee, Commission, or Board meetings be posted in final form, 24 hours prior to the meeting. Any posted agenda is subject to change up until 24 hours prior to the date and time of the meeting.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act requires that meeting or material to be in accessible location or format must contact the Weston Municipal Center, by 12 noon the Friday prior to the meeting so any necessary arrangements can be made to accommodate each request.



## **Village of Weston, Wisconsin**

### **OFFICIAL MEETING AGENDA OF THE COMMUNITY LIFE AND PUBLIC SAFETY COMMITTEE**

This meeting of the Village of Weston Community Life and Public Safety Committee, composed of five (5) members will convene at the Weston Municipal Center, Board Room, 5500 Schofield Avenue, Weston, WI, on **Monday, May 23, 2016 at 6:30 p.m.** to consider the following matters:

#### **A. Opening Session**

1. Meeting called to order by Trustee Schuster at 6:30 p.m.
2. Clerk will take attendance and roll call.
3. Request for silencing of cellphones and other electronic devices.
4. Acknowledgment of visitors if any.

#### **B. Comments from the public on matter pertaining to committee business and oversight**

#### **C. Presentations.**

#### **D. Business Items for consideration, discussion and action.**

5. [Meeting minutes from April 25, 2016](#)
6. [Discussion and action on proposed amendment to Chapter 50 – Nuisances.](#)
7. Mobile Home Park Compliance Reports
  - a. [Recommendation to the Board of Trustees regarding the renewal of the mobile home park license for Colonial Gardens Mobile Home Park.](#)
  - b. [Recommendation to the Board of Trustee regarding the renewal of the mobile home park license for Stillwater Landing Mobile Home Park.](#)
  - c. [Recommendation to the Board of Trustees regarding the renewal of the mobile home park license for Weston Manor Mobile Home Park.](#)
  - d. [Recommendation to the Board of Trustees regarding the denial of the mobile home park license for Alpine Mobile Home Park.](#)
8. Discussion on ways to mitigate vandalism in the Village particularly the parks.

#### **E. Staff Reports on matters related to community life and public safety.**

9. [Everest Metro Police Department.](#)
10. South Area Fire & Emergency Response District.
11. [Village/Taxpayer Relations.](#)

#### **F. Report from Administrator on matters related to community life, and public safety.**

#### **G. Communications and recommendations from Committee members.**

#### **H. Set next meeting date, and discuss items for next committee agenda: Mon, 6/27, @ 6:30 P.M.**

#### **I. Adjourn.**

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This notice was posted at the Municipal Center, and on the Village's website at [www.westonwi.gov](http://www.westonwi.gov), and was emailed to local media outlets (Print, TV, and Radio) on **5/20/2016 @ 5:30 p.m.** A quorum of members from other Village governmental bodies (boards, commissions, and committees) may attend the above noticed meeting in order to gather information. No actions to be taken by any other board, commission, or committee of the Village, aside from the Community Life and Public Safety Committee. Should a quorum be other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553,494 N.W.2d 408 (1993). Wisconsin State Statutes require all agendas for Committee, Commission, or Board meetings be posted in final form, 24 hours prior to the meeting. Any posted agenda is subject to change up until 24 hours prior to the date and time of the meeting. Any person who has a qualifying disability as defined by the Americans with Disabilities Act requires that meeting or material to be in accessible location or format must contact the Weston Municipal Center at 715-359-6114, so any necessary arrangements can be made to accommodate each request.

**Village of Weston, Wisconsin**  
**REGULAR MEETING OF THE BOARD OF TRUSTEES**  

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**May 23, 2016**

**MEETING PACKET COVER SHEET**  
**AGENDA ITEM –D.5.**



**Village of Weston, Wisconsin**  
**COMMUNITY LIFE & PUBLIC SAFETY MEETING**  
held on Monday, April 26, 2016 at 6:30 p.m., in the Board Room, at the Municipal Center  
Trustee White Presiding.

**A. OPENING OF SESSION AT 6:30 P.M.**

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**1. Community Life & Public Safety Meeting called to order by Village Trustee Schuster.**

**2. Clerk will take attendance and roll call.**

Roll call indicated 5 CLPS members present.

<u>Member</u>	<u>Present</u>
Fiene, Brian	YES
Hansen, Tamera	YES
Martin, Zach	YES
Schuster, Fred	YES
White, Loren	YES

Village Staff in attendance: Renee Hodell, Chief Wally Sparks, and Sherry Weinkauff

**3. Requests for Silencing of cellphones and other electronic devices.**

**4. Acknowledgment of visitors if any.**

There were 4 visitors.

**B. COMMENTS FROM THE PUBLIC**

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There were no comments from the Public.

**C. PRESENTATIONS**

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There were no presentations

**D. BUSINESS ITEMS FOR CONSIDERATION, DISCUSSION, AND ACTION**

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**5. Approve previous meeting minutes from February 22, 2016**

*Motion by White, second by Fiene, to approve the Community Life & Public Safety, February 22, 2016 meeting minutes, with the correction of the adjournment time to 7:29 and the spelling of the words "items" and "consideration" corrected under D. 5.*

Yes Vote: 5      No Votes: 0      Abstain: 0      Not Voting: 0      Result: PASS

<u>Member</u>	<u>Voting</u>
Fiene, Brian,	YES
Hansen, Tamera	YES
Martin, Zach	YES
Schuster, Fred	YES
White, Loren	YES

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**6. Recommendation to the Board of Trustees to approve the Class "B" Beer License for Irvin Rybacki Inc. IMR BP 4101 Schofield Avenue.**

*Motion by Martin, second by Hansen, to recommend to the Board of Trustees to approve the Class "B" Beer License for the Rybacki's at 4101 Schofield Ave with the understanding that a new application with the new S Corp name will get submitted to the Village clerk.. Fiene voted no as the current application did not have the new corporation's name on it.*

Yes Vote: 4      No Votes: 1      Abstain: 0      Not Voting: 0      Result: PASS

<u>Member</u>	<u>Voting</u>
Fiene, Brian,	NO
Hansen, Tamera	YES
Martin, Zach	YES
Schuster, Fred	YES
White, Loren	YES

Village clerk Sherry Weinkauff stated she put the RFC together based on the approval from the Plan Commission. However, when they originally applied for the Class B Beer License they applied under IMP BP. They have since created an “S Corp” and will need to fill out a new application. Weinkauff stated this could be done when the Village’s renewal process comes up. Schuster brought up the gambling machines and wanted to make sure none were going to be installed. Keith Rybacki assured the committee there would not be any gambling machines.

**7. Recommendation to the Board of Trustees to deny a crosswalk on Jelinek Ave by the D.C. Everest High School.**

White stated mid-block crossings are dangerous and Chief Sparks agreed that from a pure safety standpoint that mid-block crossings are dangerous and recommends denial. The only other one in the Village is on Ross Avenue by Greenheck Fan, to allow employees to cross. Sparks and White both stated anyone wanting to cross Jelinek can go to Alderson and cross at the 4-way stop with the proper markings. It was also mentioned that Superintendent Gilmore was not aware of this request and that it would need to go through the proper channels before going to the Village.

*Motion by White, second by Fiene, to recommend denial of a mid-block crosswalk on Jelinek Ave. to the Board of Trustees.*

Yes Vote: 5                      No Votes: 0                      Abstain: 0                      Not Voting: 0                      Result: PASS

<u>Member</u>	<u>Voting</u>
Fiene, Brian,	YES
Hansen, Tamera	YES
Martin, Zach	YES
Schuster, Fred	YES
White, Loren	YES

**E. REPORTS FROM STAFF**

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**8. Everest Metro Police Department**

Sparks stated he attended Officer Leah Long’s award ceremony where the Women’s Community selected her as the recipient of the 2016 Outstanding Achievement for supporting Survivors of Sexual Assault Award. Schuster would like her to know the CLPS Committee sends their congratulations. Sparks touched on the Antigo Prom shooting and how all the officers did an outstanding job. Sparks also touched on an unfunded mandate where they are required to report all opiate related drug overdoses along with any thefts of opiate related drugs.

**9. South Area Fire & Emergency Response District**

Per White SAFER is still working on their Charter.

**10. Taxpayer Relations Coordinator**

Hodell stated with the warmer weather and residents out walking more, there have been complaints regarding property maintenance, garbage, debris, and parking on the lawns. Hodell also talked about the Village Wide Rummage sale May 6-7 where there is so far over 150 homes. There will then be the Village’s Bulk Item drop off at Advanced Disposal May 12-14.

The Farmer’s Market is scheduled to open on Saturday, May 7<sup>th</sup> at 8:00 am. Then beginning the week of May 2<sup>nd</sup> the Street Department will begin picking up leaves and brush starting in the neighborhoods by the D.C. Everest Jr. High. Schuster questioned if the Spring pickup is more of a problem due to rocks being in the ditches or on the shoulders that cause problems with the Vac Truck. Guild stated what he noticed more was the wetness of the leaves which tends to make pick up a little harder.

**F. REPORT FROM ADMINISTRATOR**

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Guild stated that the Village has completed the Sole of the Community Survey which measures resident attachment. Results will be released by UW-Oshkosh next week. He also stated there are also multiple Committee positions open, which are all online and residents can apply for them or contact Shawn or Brad in the Parks Department. Guild then talked about doing an audit expenses, man hours, and insurance costs having to do with all of the vandalism primarily in the parks. He would also like to put together a committee to brain storm how to identify who the vandals are and/or how to prevent the vandalism. With the warmer weather and baseball season approaching more and more people are at the parks and are seeing all of the graffiti. Guild explained that all park staff is working on getting everything cleaned up.

Fiene questioned the security cameras in which Guild stated he was disappointed with the original system and have replaced it with what the school system has which would give them access without actually being there. Sparks noted that even though they have immediate access they only have 3 officers on at a time (and with having over 1,000 calls in March it is hard to monitor the camera. Guild also stated that some communities have a “wall” where people can do their graffiti and it all be in one location and if there was bad stuff, staff would clean it up.

Guild then mentioned that the Village is looking at bringing back the Neighborhood meetings this summer.

**G. COMMUNICAITONS AND RECOMMEDATIONS FROM COMMITTEE MEMEBSRS.**

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Fiene re-explained the reason he voted “NO” on the IMR BP’s Beer License was because they hadn’t changed their name on the application to their S Corp company.

**H. Set next regular meeting date for Monday, May 23, 2016, at 6:30 P.M.**

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**I. ADJOURN.**

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*Schuster adjourned Community Life and Public Safety Meeting at 7:08 p.m.*

Fred Schuster, Trustee

Renee Hodell, Recording Secretary

**Village of Weston, Wisconsin**  
**REGULAR MEETING OF THE BOARD OF TRUSTEES**  

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**May 23, 2016**

**MEETING PACKET COVER SHEET**  
**AGENDA ITEM –D.6.**



**Village of Weston, Wisconsin  
AGENDA ITEM COVERSHEET  
Requested for Official Consideration and Review**

**REQUEST FROM:** **SCOTT TATRO; BUILDING INSPECTOR  
RENEE HODELL; VILLAGE RELATIONS COORDINATOR  
JENNIFER HIGGINS; DIRECTOR OF PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION:** **PROPOSED AMENDMENTS TO CHAPTER 50 NUISANCES.**

**DATE/MTG:** **COMMUNITY LIFE AND PUBLIC SAFETY (CLPS) COMMITTEE; MONDAY,  
MAY 23, 2016**

**POLICY QUESTION:** Should the CLPS Committee recommend the proposed amendments to Chapter 50 Nuisances, as drafted by Staff, to the Village Board for their final review and approval?

**RECOMMENDATION TO:** I make a motion to endorse approval of the recommended amendments to Chapter 50 Nuisances, and forward to the Trustees for their final approval.

**LEGISLATIVE ACTION:**

<input checked="" type="checkbox"/> Acknowledge/Approve	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Proclamation
<input type="checkbox"/> Administrative Order	<input type="checkbox"/> Policy	<input type="checkbox"/> Reports
<input type="checkbox"/> Expenditure	<input type="checkbox"/> Procedure	<input type="checkbox"/> Resolution

**FISCAL IMPACT ANALYSIS:**

☐ Budget Line Item: \_\_\_\_\_

☐ Budget Line Item: \_\_\_\_\_

☐ Budgeted Expenditure: \_\_\_\_\_

☐ Budgeted Revenue: \_\_\_\_\_

**STATUTORY / RULEMAKING / POLICY REFERENCES:**

☒ WI Statue: Chapter 66 and 101

☒ WI Administrative Code: SPS 382, 321, 351, 316, 320, 362

☐ Case Law / Legal: \_\_\_\_\_

☐ Municipal Code: \_\_\_\_\_

☐ Municipal Rules: \_\_\_\_\_

**PRIOR REVIEW:** CLPS – August 24, 2015

**BACKGROUND:**

Planning and Development staff have been working to update the Chapter to deal more effectively with property maintenance issues as they relate to building codes and building habitability. It also helps to set minimum living standards for rental properties in the Village. Building Inspector Tatro has researched other Property Maintenance and Nuisance Ordinances and we are now proposing the following changes be made to our Code. Many of the additions included were taken directly from the International Code Council (ICC) Property Maintenance Code. This update also includes Statute & Administrative Code reference changes made by Trustee White and zoning district references due to changes made in the new zoning ordinance. Staff recommends approval.

☒ Attachments?



Chapter 50

**NUISANCES\***

Sec. 50.100. Things prohibited.

Sec. 50.101. Other prohibited nuisances.

Sec. 50.102. Property Maintenance.

Sec. 50.103. Loud, Disturbing Noises Prohibited.

Sec. 50.104. Chronic Nuisance Premises.

Sec. 50.105. Accumulation of used motor vehicles.

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\* **Cross References**--Health and Sanitation, [Chapter ch-38](#); [Mmobile Hhomes](#), [Chapter ch-46](#); [Ssolid Wwaste](#), [Chapter ch-66](#); [Uutilities](#), [Chapter ch-86](#).

## NUISANCES

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### **Sec. 50.100. Things prohibited.**

The following acts, omissions, places, conditions and things are declared to be public nuisances affecting peace and safety; but such enumeration shall not be construed to exclude other nuisances affecting public peace or safety coming within other provisions of this Code:

- (1) All signs and billboards, awnings and other similar structures over or near streets, sidewalks, public grounds or places frequented by the public so situated or constructed as to endanger the public's safety.
- (2) All buildings erected, repaired or altered within the fire limits in violation of the provisions of ordinances relating to materials and manner of construction of buildings and structures within that district.
- (3) All unauthorized signs, signals, markings or devices placed or maintained upon or in view of any public highway or railway crossing which purport to be or may be mistaken as an official traffic control device, railroad sign or signal or which because of its color, location, brilliance or manner of operation interferes with the effectiveness of any such device, signal or sign.
- (4) All trees, hedges, billboards or other obstructions which prevent persons driving vehicles on public streets, alleys or highways from obtaining a clear view of traffic when approaching an intersection or pedestrian crosswalk.
- (5) All limbs of trees which project over and less than 14 feet above the surface of a public sidewalk or street or less than ten feet above any other public place.
- (6) All buildings or structures so old, dilapidated or out of repair as to be dangerous and unsafe, unsanitary or otherwise unfit for human use.
- (7) All abandoned and wrecked or dilapidated motor vehicles, buses, railroad cars and house trailers.
- (8) All wires over streets, alleys or public grounds which are strung less than 13 feet above the surface.
- (9) All loud, discordant and unnecessary noises or vibrations of any kind which tend to cause or create a disturbance.
- (10) All obstructions of and excavations in or under streets, alleys, sidewalks or crosswalks, except as permitted by ordinance or which, although being in accordance with ordinance, are kept or maintained for an unreasonable or illegal length of time after their purpose has been accomplished.

- (11) All open and unguarded pits, wells, excavations or unused basements freely accessible from any public street, alley or sidewalk.
- (12) All piles of dirt, wood ~~or rubble~~, rocks or yard waste located upon any property within the Village of Weston with the following exceptions:
  - a. Dirt, wood or lumber which is being actively used in connection with an ongoing construction project.
  - b. The storage of topsoil, fill material or lumber on the premises of a lumberyard, contract or storage yard or similar type establishment providing such business is a permitted use under the village zoning code.
  - c. The temporary storage of dirt, wood or lumber for a period not exceeding 90 days following the completion of a private subdivision development or construction project. In the event such material is not completely removed from the premises within 90 days by the owner of the property or the contractor responsible for the construction, the village shall cause the material to be removed with all costs associated with said removal to be assessed against the owner's property as a special charge pursuant to Wis. Stats. § 66.0701~~66.60(16)~~.

(Code 1982, § 4.156(1); Ord. of 10-16-2000(2), § 1)

#### **Sec. 50.101. Other prohibited nuisances.**

In addition to the acts, omissions, places, conditions and things declared to be public nuisances affecting peace and safety in Section 50.100, the following are declared to be a public nuisance:

- (1) All abandoned refrigerators, iceboxes and other containers having airtight doors or covers from which the doors or other covers have not been removed or which are not equipped with a device for opening from the inside.
- (2) Any unauthorized or unlawful use of property abutting on a public street, alley or sidewalk or of a public street, alley or sidewalk which causes large crowds of people to gather obstructing traffic and free use of the streets or sidewalks.
- (3) Repeated or continuous violations of the ordinances of the village or the laws of the state relating to the storage of flammable liquids.

(Code 1982, § 4.156(3))

## Sec. 50.102. Property Maintenance Code

- (a) **Title.** This section shall be known as "The Property Maintenance Code," and may be referred to in this section as "this code."
- (b) **Findings and declaration of Policy.** It is hereby found and declared that there exist, in the Village, structures used for residential and nonresidential use which are, or may become in the future, substandard with respect to structure, equipment or maintenance or further, that such conditions, including, but not limited to, structural deterioration, lack of maintenance and appearance of exterior of premises, infestation and existence of fire hazards constitute a menace to the health, safety, morals, welfare and reasonable comfort of the citizens of the Village. It is further found and declared that, by reason of lack of maintenance and because of progressive deterioration, certain properties have the further effect of creating blighting conditions and initiating slums, and that if the same are not curtailed and removed, these conditions will grow and spread and will necessitate the expenditure of large amounts of public funds to correct and eliminate such conditions, that by reason of timely regulations and restrictions contained in this code, the desirability and amenities of residential and nonresidential uses and neighborhoods may be enhanced and the public health, safety and welfare protected and fostered.
- (c) **Purpose.** The purpose of this code is to protect the public health, safety, morals and welfare by establishing minimum standards governing the maintenance, appearance and condition of residential and nonresidential premises; to fix certain responsibilities and duties upon owners and operators and distinct and separate responsibilities and duties upon occupants; to authorize and establish procedures for the inspection of residential and nonresidential premises; and to provide for the repair, demolition or vacation of premises unfit for human habitation, occupancy or use.

It is recognized that there may now be, or may in the future be, residential and nonresidential buildings, structures, yards or vacant areas and combinations thereof which are so dilapidated, unsafe, dangerous, unhygienic, overcrowded, inadequately maintained or lacking in basic equipment or facilities, light, ventilation and heating so as to constitute a menace to the health, safety, and general welfare of the people. The establishment and enforcement of minimum housing and property maintenance standards is necessary to preserve and promote the private and public interest of the community.

- (d) **~~Definitions~~ Rules and definitions.** The following words and terms, wherever used herein or referred to in this code, shall have the respective meanings assigned to them unless a different meaning clearly appears from the context. Words used in the present tense shall include the future. Words used in the singular number shall include the plural number, and the plural the singular. The word "shall" is mandatory and not discretionary. The word "may" is permissive. The phrase "used for" shall include the

phrases "arranged for," "designed for," "intended for," "maintained for," and "occupied for."

(1) ~~(1)~~ **Adequate.** "Adequate" shall mean adequate as determined by the Building Inspector or their designee under the regulations of this chapter or adequate as determined by an authority designated by law or this chapter. "Adequately" shall mean the same as adequate.

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(2) **Apartment.** "Apartment" means one (1) or more rooms with provisions for living, cooking, sanitary and sleeping facilities arranged for use by one (1) family.

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(3) **Approved.** "Approved" shall mean approved by the Building Inspector or their designee under the regulations of this chapter or approved by an authority designated by law or this chapter.

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(4) **Attractive Appearance.** "Attractive appearance" refers to the exterior appearance of buildings, structures, stairs, porches, and similar appurtenances and the improvement, planting and landscaping of yards and vacant areas. The determination of "attractive" used herein shall be as determined by the Building Inspector under the regulations of this chapter or as determined by an authority designated by law or this chapter.

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(5) **Basement.** "Basement" means that portion of a dwelling between floor and ceiling which is below or partly below and partly above grade but so located that the vertical distance from the grade to the floor below is more than the vertical distance from grade to ceiling.

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(6) **Blighted Property.** "Blighted property" means aAny property, on which there exists any one or more of the following conditions or activities, is a blighted property for purpose of this chapter:

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a. ***Abandoned building or structure.***

1. A building or structure which is not occupied, inhabited, used, or secured. For purposes of this Chapter, a building or structure is unsecured when it is unlocked or the public can gain entry without the consent of the owner.
2. Any partially constructed, reconstructed or demolished building or structure upon which work is abandoned. Work is deemed abandoned when there is no valid and current building or demolition permit or when there has not been any substantial work on the project for six months.

b. ***Attractive Nuisance.*** Property which is in an unsecured state so as to potentially constitute an attraction to children, a harbor for vagrants, criminals, or other unauthorized persons, or so as to enable persons to resort thereto for the purpose of committing a nuisance or unlawful act.

c. ***A Building or Structure ~~Which~~ which is in a State of Disrepair.***

1. Any building or other structure which by reason of rot, weakened joints, walls, floors, underpinning, roof, ceilings, or insecure foundation, or other cause has become dilapidated or deteriorated.
2. Any building or other structure with exterior walls and /or roof coverings which have become so deteriorated as to not provide adequate weather protection and be likely to, or have resulted in, termite infestation or dry rot.
3. Buildings or structures with broken or missing windows or doors which constitute a hazardous condition or a potential attraction to trespassers. For purposes of this chapter “window” shall include any glazed opening, including glazed doors, which upon a yard, court, or vent shaft open unobstructed to the sky.
4. Buildings or structures including, but not limited to, walls, windows, fences, signs, retaining walls, driveways, or walkways which are obsolete, broken, deteriorated, or substantially defaced to the extent that the disrepair visually impacts on neighboring property or presents a risk to public safety. For purposes of this chapter “defaced” includes, but is not limited to, writings, inscriptions, figures, scratches, or other markings commonly referred to as “graffiti” and peeling, flaking, blistering, or otherwise deteriorated paint.

d. ***Property Inadequately Maintained.***

1. Property which is not kept clean and sanitary and free from all accumulations of offensive matter or odor including, but not limited to, overgrown or dead or decayed trees, weeds or other vegetation, rank growth, dead organic matter, rubbish, junk, garbage, animal intestinal waste and urine, and toxic or otherwise hazardous liquids and substances and material. For the purposes of this section the term “rubbish” shall include combustible and noncombustible waste materials, except garbage; and the term shall also include the residue from the burning of wood, coal, coke, and other combustible material; and the term shall also include paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, hay, straw, tin cans, metal, mineral matter, glass, crockery, and dust; and the term shall also include animal feed and the products of and residue from animal quarters.

2. Property which constitutes a fire hazard or condition considered dangerous to the public health, safety, and general welfare.
3. Property which is likely to or does harbor rats or other vectors, vermin, feral pets, or other non-domesticated animal nuisances.
4. Property which substantially detracts from the aesthetic and economic values of neighboring properties including, but not limited to, personal property and wares and foodstuffs, premises garbage and refuse receptacles, and commercial and industrial business activities which are inadequately buffered from any street, sidewalk, or other publicly trafficked area or such buffering which is inadequately maintained.
5. Landscaping which is inadequately maintained or which is not installed as required by village codes or any permit issued in accordance with such codes.
6. Matter including, but not limited to, smoke, odors, dust, dirt, debris, fumes, and sprays which is permitted to be transported by wind, or otherwise upon any street, course, alley, sidewalk, yard, park, or other public or private property and which is determined to be a violation of federal, state, regional, or local air quality regulations.
7. Property including, but not limited to, building façade, window, doorway, driveway, walkway, fence, wall, landscaped planter or area, sidewalk, curb and gutter, and edge of street pavement on which dirt, litter, vegetation, garbage, refuse, debris, flyers, or circulars have accumulated.
8. Property on which a swimming pool, pond, stream or other body of water which is abandoned, unattended, unfiltered, or not otherwise maintained, resulting in the water becoming polluted. "Polluted water" is defined for the purpose of this chapter, as water which contains bacterial growth, remains of garbage, refuse, debris, papers and any other foreign matter or material which constitutes an unhealthy or unsafe condition.
9. Parking lots, driveways, paths, and other areas used or intended to be used for commercial and industrial business activities including, but not limited to, dismantling, processing, transferring, handling, transporting, storing, compounding, or assembling which are inadequately maintained and pose a risk of harm to public health or safety including, but not limited to, unpaved surfaces which generate fugitive dust and paved surfaces with cracks, potholes, or other breaks.

10. Property on which recyclable materials are openly stored. For the purposes of this chapter, "open storage" means storage on private property other than in a completely enclosed building. Materials shall be deemed to be held in "open storage" even though screened from public view, or view of residents of adjacent property, by a fence or other such partition.
11. Property which is not securely fenced or adequately lighted to prevent illegal access and activity related to the dumping of garbage, waste, debris and litter. "Recyclable materials" includes any materials, goods, vehicles, machinery, appliances, product or article, new or used, which is suitable for reuse.

e. ***Property Which Creates a Dangerous Condition.***

1. Property having a topography, geology, or configuration which, as a result of grading operations, erosion control, sedimentation control work, or other improvements to said property, causes erosion, subsidence, unstable soil conditions, or surface or subsurface drainage problems as to harm or pose a risk of harm to adjacent properties.
2. Property where on any condition or object obscures the visibility of public street intersections to the public so as to constitute a hazard, including but not limited to, landscaping, fencing, signs, posts, or equipment.
3. Conditions which due to their accessibility to the public pose a hazard including, but not limited to, unused and broken equipment, abandoned wells, shafts, or basements, hazardous or unprotected pools, ponds, or excavations, structurally unsound fences or structures, machinery which is inadequately secured or protected, lumber, trash, fences or debris that may pose a hazard to the public, storage of chemicals, gas, oil, or toxic or flammable liquids.

(7) — (2) **Boarding House:** See Lodging House and Lodging Room.

(8) **Building.** "Building" means a combination of materials to form a construction that is safe and stable, and adapted to permanent or continuous occupancy for assembly, business, education, high hazard, industrial, institutional, mercantile, residential, or storage purpose; the term "building" shall be construed as if followed by the words "or portion thereof." For the purpose of this CODE each portion of a building completely separated from other portions by an unpierced fire wall shall be considered as a separate building.

(9) **Compliance Inspection.** An inspection performed in conjunction with a lawful order of the Chairperson of the Weston Community Life and Public Safety

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Committee, Village Administrator, Chief of Police, Village Fire Inspector, Zoning Administrator or Building Inspector or their designees for the purpose of certifying the fulfillment of an official requirement listed in the order.

- (10) **Cooperative Living Arrangement.** A “cooperative living arrangement” shall mean a collective number of individuals connected by membership in a cooperative, who equally share ownership, occupancy and control of a dwelling and who live, cook and share expenses as a bona fide single housekeeping unit. For the purposes of determining the applicability of the Village of Weston Municipal Code relating to construction and maintenance of buildings, a building occupied by a cooperative living arrangement shall be construed to be a lodging house and shall meet all the requirements of same, except where an exception is explicitly provided in the ordinances.

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- (11) **Deterioration.** The condition of a building or part thereof characterized by holes, breaks, rot, crumbling, peeling, rusting or other evidence of physical decay or neglect, lack of maintenance or excessive use. All exterior wood and composition surfaces shall be properly protected from the elements and against decay by paint, stain or other protective coating and applied in a workmanlike manner.

- (12) **Dwelling.** “Dwelling” is a place of abode, a residence or house for use by one (1) or more persons, excluding hotels or motels.

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- (13) **Dwelling Unit.** “Dwelling unit” means one (1) or more rooms with provisions for living, cooking, sanitary, and sleeping facilities arranged for use by one (1) family.

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- (14) **(3) Elements.** Any element, whether created by nature or by man, which, with reasonable foreseeability could carry litter from one place to another. Elements shall include, but not be limited to, air current, rain, water current and animals.

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- (15) **(4) Exposed to Public View.** Any premises, or any part thereof, or any building, or any part thereof, which may be viewed by the public.

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- (16) **(5) Exterior of the Premises.** Open space on the premises outside of any building thereon.

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- (17) **(6) Extermination.** “Extermination” shall mean the control or elimination of infestation by eliminating harboring places and removing or making inaccessible materials that may serve as food, and by poisoning, spraying, trapping, fumigation by a licensed fumigator or any other effective elimination procedure. The control and elimination of insects, rodents and vermin.

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- (18) **Family.** A “family” is an individual, or two (2) or more persons related by blood, marriage or legal adoption living together as a single housekeeping unit in a dwelling unit, including foster children, domestic servants and not more than four (4) roomers, except that the term family shall not, in SF-S, SF-L, 2F, MF, and MH residence districts, include more than one roomer except where such dwelling unit is owner-occupied. In any residence district, a family may consist of

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two unrelated adults and the minor children of each. Such family may not include any roomers except where the dwelling unit is owner-occupied. For the purpose of this section, "children" means natural children, grandchildren, legally adopted children, stepchildren, foster children, or a ward as determined in a legal guardianship proceeding. Up to two (2) personal attendants who provide services for family members or roomers who, because of advanced age or a physical or mental disability, need assistance with activities of daily living shall be considered part of the "family." Such services may include personal care, housekeeping, meal preparation, laundry or companionship.

- (19) *Friable Material.* "Friable material" shall mean any material applied on ceilings, walls, structural members, piping, duct work, or any other part of a building which when dry may be crumbled, pulverized, or reduced to powder by hand pressure. The term includes non-friable material after such previously non-friable material becomes damaged to the extent that when dry it may be crumbled, pulverized, or reduced to powder by hand pressure.

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- (20) ~~(7)~~ **Garbage.** Decayed and decomposed animal and vegetable waste resulting from the handling, preemption, cooking and consumption of food. (See also Refuse and Rubbish)

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- (21) **Good Working Condition.** "Good working condition" shall mean capable of performing the task for which it was designed and in the manner intended by this code.

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- (22) **Habitable Space.** "Habitable space" is one (1) or more rooms in a dwelling used primarily for sleeping, living or dining purposes.

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- (23) **Impervious to Water.** "Impervious to water" shall mean constructed of concrete, cement block, terrazzo, brick, tile, or other material approved by the Building Inspector, and having tight fitting joints, and not having more than four and one-half percent (4 1/2%) absorption by test.

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- (24) ~~(8)~~ **Infestation.** "Infestation" means the sustained presence of household pests, insects, rodents, vermin or other pests on the premises, which constitute a health hazard. ~~The presence of insects, rodents, vermin or other pests on the premises, which constitute a health hazard.~~

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- (25) ~~(9)~~ **Litter.** Includes any uncontainerized man-made or man-used waste which, if deposited within the Village otherwise than in a litter receptacle, tends to create a danger to public health, safety and welfare or to impair the environment of the citizens of the Village. Litter may include, but is not limited to, any garbage, trash, refuse, confetti, debris, grass clippings, leaves or other lawn or garden waste, newspaper, magazine, glass, metal, plastic or paper container or other construction material, motor vehicle part, furniture, appliances, oil, carcass of a dead animal or nauseous or offensive matter of any kind or any object likely to injure any person or create a traffic hazard.

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(26) ***Living Room.*** "Living room" shall mean a room used primarily for living, dining or cooking purposes.

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(27) ***Lodging House.*** "Lodging house" is a dwelling containing lodging rooms that will accommodate five (5) or more persons not members of a family

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(28) ***Lodging Room.*** "Lodging room" is a portion of a dwelling used primarily for sleeping and living purposes, excluding cooking facilities.

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(29) ~~(10)~~ ***Mixed Occupancy.*** Any building containing one or more dwelling units or rooming units and also having a portion thereof devoted to nondwelling uses or used as a hotel.

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(30) ~~(11)~~ ***Nuisance.***

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a. Any public nuisance, as defined by statute or this Chapter.

b. Physical conditions dangerous to human life or detrimental to health of persons on or near the premises where the conditions exists.

(31) ~~(12)~~ ***Operator.*** Any person who has charge, care or control of a dwelling or premises, or part thereof, in which dwelling units or lodging rooms are located or let, whether with or without the knowledge and consent of the owner.

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(32) ~~(13)~~ ***Owner.*** The term "owner" shall mean every person, firm, partnership, or any individual member thereof, corporation, business organization of any kind, the state, the country, the village, any sewer district, drainage district, the University of Wisconsin and any associated corporation or organization, and any other public or quasi-public corporation having a legal or equitable interest in the property under consideration and shall include the representative, officer, agent or other person having the ownership, control, custody or management of any building. Owner does not include any person whose legal or equitable interest in the building is a security interest derived solely from the extension of credit to permit construction or remodeling of the dwelling or purchase of the dwelling by a third party. Any person who, alone or jointly or severally with others, shall have legal or equitable title to any premises, with or without accompanying actual possession thereof. Any person who is a lessee subletting or reassigning any part or all of any dwelling or dwelling unit shall be deemed to be a co-owner with the lessor and shall have joint responsibility over the portion of the premises sublet or assigned by said lessee.

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(33) ~~(14)~~ ***Park.*** A public or private park, reservation, playground, beach, recreation center or any public park private area devoted to active or passive recreation or any other area under the supervision of the Village.

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~~(34)~~ ~~(15)~~ ***Parking lot.*** Any private or public property with provisions for parking vehicles to which the public is invited or which the public is permitted to use or which is visible from any public place or private premises.

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~~(35)~~ ~~(16)~~ ***Person.*** A "person" shall mean and include any individual, firm, corporation, association or partnership.

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~~(36)~~ ~~(16)~~ ***Premises.*** A lot, plot or parcel of land, including the buildings or structures thereon.

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~~(37)~~ ~~(17)~~ ***Private Premises.*** Any dwelling, house, building, or other structure designed to be used, either wholly or in part, for private residential purposes, whether inhabited or temporarily or continuously uninhabited or vacant, and shall include any yard, grounds, walk, driveway, porch, steps, vestibule, mailbox or other structure belonging or appurtenant to such dwelling house, building or other structure.

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~~(38)~~ ~~(18)~~ ***Properly.*** "Properly" shall mean as deemed proper by the Zoning Administrator, Building Inspector or their designee under the regulations of this chapter or deemed proper by an authority designated by law of this chapter.

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~~(39)~~ ~~(19)~~ ***Provided.*** "Provided" shall mean furnished, supplied, paid for or under control of the owner.

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~~(40)~~ ~~(18)~~ ***Public Place.*** All streets, boulevards, avenues, lanes, alleys or other public ways and parks, squares, plazas, grounds and buildings frequented by the general public, whether publicly or privately owned.

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~~(41)~~ ~~(19)~~ ***Refuse.*** All decayed and decomposed solid waste, except body wastes, including, but not limited to, garbage, rubbish, ashes, dead animals, abandoned automobiles and solid wastes. (See also Garbage and Rubbish)

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~~(42)~~ ~~(20)~~ ***Residential Building.*** A "residential building" is a building which is arranged, designed, used, or intended to be used for residential occupancy by one (1) or more families or lodgers, and which includes, but is not limited to, the following types:

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- a. Single-family detached dwellings.
- b. Two-family detached dwellings.
- c. Multiple-family dwellings (including apartment hotels.)
- d. Lodging houses.
- e. Fraternity and sorority houses.

For the purpose of this chapter, any building containing any of the above uses together with other uses shall be considered a residential building.

(43) **Room.** A "room" is a partitioned part of the inside of a building. For the purpose of this definition, partition shall mean something that divides interior space, especially an interior dividing wall. A wall is one of the sides of a room or building connecting floor and ceiling and may also include anything which encloses or separates space. A partition or wall which intrudes into the space by more than one-third (1/3) of the least dimension of an existing room may be regarded as creating an additional separate room. The partitioned space shall be considered as a room if privacy is implied; light and ventilation are affected; or a bedroom through a bedroom, bathroom through a bedroom or bedroom through a bathroom situation is created.

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(44) **Rooming House.** See Lodging House and Lodging Room.

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(45) ~~(20)~~ **Rubbish.** Solid wastes consisting of both combustible and non-combustible wastes, such as paper, wrappings, cigarettes, cardboard, tin cans, yard clippings, leaves, wood, glass, bedding, crockery and similar materials. (See also Garbage and Refuse)

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(46) **Sleeping Room.** A "sleeping room" shall mean a room used for sleeping purposes.

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(47) **Structure.** "Structure" is anything constructed or erected, the use of which requires more or less permanent location on the ground, or attached to something having permanent location on the ground.

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(48) **Supplied.** "Supplied" shall mean paid for, furnished, provided by or under control of the owner or operator

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- (e) **Applicability.** Every residential, nonresidential or mixed occupancy building and the land on which it is situated, used or intended to be used for dwelling, ~~mobile~~ **Mobile home** ~~Home park~~ **Park**, commercial, business or industrial occupancy shall comply with the provisions of this code, whether or not such building shall have been constructed, altered or repaired before or after the enactment of this code.

——(f) **Minimum standards for basic equipment, lighting, ventilation, heating and electrical service.**

(1) The purpose of this subsection is to establish minimum standards for basic equipment, lighting, ventilation, and electrical services for all residential buildings and parts thereof and to obtain the public and private benefits accruing from the provision of such services. A suitable environment for safe and healthy living is encouraged by adequate water and sanitary facilities, proper storage and disposal of garbage, recyclables, and other refuse, safe means of egress, provision of light, air, heat and electrical service.

(2) No person shall occupy as an owner or let to another for occupancy any space in a residential building for the purpose of living, sleeping, cooking or eating therein, which does not comply with the following requirements:

- a. Every dwelling unit shall contain a kitchen sink, a flush water closet, a lavatory basin and a bathtub or shower, all in good working condition and properly connected to hot and cold water lines and to an approved water and sewer system. The flush water closet and bathtub or shower shall be contained within a separate room. Water pressure shall be available at all fixtures as specified in Wis. Admin. Code sec. SPS 382.40.
- b. Every residential building shall have supplied water heating facilities which are properly installed, are maintained in safe and good working conditions, are properly connected with the hot water lines required hereunder and are capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at any required kitchen sink, lavatory basin, bathtub or shower at a temperature of not less than one hundred ten (110) degrees Fahrenheit.
- c. The owner of every residential building shall be responsible for supplying such building with garbage, recycling and refuse storage as required in Chapter 66, "Village of Weston Solid Waste Ordinance," Village of Weston Municipal Code.
- d. Every dwelling unit and lodging room shall have direct access to at least two (2) accessible unobstructed means of egress leading to a safe and open public street. Exterior stairways or exit platforms, or a combination thereof, will be permitted as second exits provided the platform or stairways terminate at a point not more than fifteen (15) feet above the grade directly below the lowest platform. All stairs shall terminate at grade or a platform. Platforms shall have a minimum area of fourteen (14) square feet within a minimum dimension of three (3) feet.

All stairways and platforms shall be protected with handrails and guardrails as specified in Wis. Admin. Code secs. SPS 321.04(3) or Wisconsin Commercial Building Code as dictated by the type of occupancy in the building. Existing variances to the height limitations specified above may be approved by the Weston Community Life and Public Safety Committee and the Village Board provided platforms or stairs are maintained in a sound structural condition.

- e. Each lodging house shall provide at least one (1) flush water closet, lavatory basin and bathtub or shower, properly connected to an approved water and sewer system and in good working condition for each seven (7) persons or fraction thereof residing therein including members of the operator's family wherever they share use of said facilities, except that the required number of bathtubs or showers may be reduced by the Weston Community Life and Public Safety Committee and the Village Board for lodging houses utilizing gang bathrooms containing multiple bathtubs or showers. All such facilities shall be located on the floor occupied by

- persons sharing such facilities or the floor directly above or below and shall be accessible from a common hall or passageway. Every lavatory basin and bathtub or shower shall be supplied with hot water at all times.
- f. Every living, sleeping, kitchen or bathroom shall have available natural light and ventilation complying with SPS 321.05 or Wisconsin Commercial Building Code as dictated by the occupancy of the building. Existing light and ventilation conditions which do not comply with Comm. Codes may remain in use with the granting of a variance by the Zoning Board of Appeals.

Exhaust ventilation shall be installed in all toilet rooms except those having only one (1) fixture (water closet or one urinal) and the window area is greater than four (4) square feet and more than two (2) square feet is openable directly to the exterior of the building. The volume of air exhausted shall not be less than two (2) cubic feet per minute per square foot of floor area.

All openable windows shall be protected with insect screens equivalent to not less than sixteen (16) wire mesh installed to prevent the entrance of flies, mosquitoes and other insects, annually during May, before June 1, and maintained until October 1.

All exterior uninsulated doors and non-thermo glazed windows shall have storm windows or storm doors installed or maintained to prevent excessive drafts and heat loss no earlier than October 15, but no later than November 15 annually. All common area exterior doors shall have door closers, and all installed hardware shall be properly maintained.

- g. Electrical. Every dwelling unit and all public and common areas in multiple dwellings shall be supplied with electrical service, outlets, and fixtures which shall be properly installed, shall be maintained in good and safe working condition, and shall be connected to a source of electric power in a manner prescribed by the Wisconsin Electric Code. The minimum capacity of such electrical services and the minimum number of outlets and fixtures shall be as listed below. (For the purpose of this section "electrical service" shall mean: "The conductors and equipment for delivering electrical energy from the supply system to the wiring system of the premises or the unit served." The electrical service shall be of sufficient size to handle the load connected to it. The branch circuits shall be protected by S-type or equivalent safety type, tamper-proof fuses or circuit breaker, not to exceed the amp/capacity of the smallest wire size in the circuit.
- i. Every dwelling unit or room shall have electric service capable of providing at least three (3) watts per square foot of total floor area (air conditioners, ranges, space heaters and motor drive equipment 1/8 hp. or over excluded).



ii. Every lavatory, bathroom, kitchen or kitchenette, dining room, laundry room, furnace room shall contain at least one (1) approved ceiling or wall type electric light fixture equipped with sufficient lamps or tubes to provide no less than five (5) foot candles at floor level at center of room. Where more than one (1) fixture is used or required, they shall be equally spaced as far as practicable. (A switched outlet may be substituted for ceiling or wall fixture in dining room.)

iii. Convenience outlet receptacles shall be provided as follows: (measurements are at room perimeter and include doors and door-alcoves.)

1. Living Room - 1 per 75 sq. ft. or major fraction (minimum of 2)
2. Dining Room - 1 per 75 sq. ft. or major fraction (minimum of 2)
3. Kitchen - 1 per 8 ft. or fraction of counter top and preparation area measured at rear (preparation area includes countertops, sinks, range tops, and all other similar areas at counter height.) Island type work areas require one for each 8 ft. or less of length. Separate outlets shall be provided for refrigerators.
4. Dining Areas in Kitchen - 1 per 75 sq. ft. or major fraction.
5. Bedroom - 1 per 75 sq. ft. or major fraction (minimum of 2).
6. Laundry - 1 (when laundry equipment is present.)
7. Bathrooms and Lavatories - 1 (may be part of wall fixture if 72.0 inches or less from floor).
8. Other Habitable Rooms - minimum of 2.

Fixed appliances exceeding 1/8 hp. or 300 watts rating shall not be connected to general purpose branch circuits. Convenience outlets are to be located to prevent use of extension cords (NEC 400-8). All cords and temporary wiring not in compliance with NEC Article 400-A, and all exposed abandoned wiring shall be removed immediately upon the direction of the Building Inspector, S.A.F.E.R. Fire Chief, or S.A.F.E.R. Fire Department.

iv. Switches or equivalent devices for turning on one (1) light in each room or passageway shall be located so as to conveniently control the area to be lighted.

v. Public halls and stairways in multiple dwellings shall be adequately lighted by natural or electric light at all times, so as to provide in all parts thereof at least two and one-half (2 1/2) foot candles of light at the tread or floor level. Halls and stairways in structures containing not more than three (3) dwelling units may be supplied with conveniently located switches, controlling the



lighting system, which may be turned on when needed. Other occupancies require full-time or automatic time-switched lighting. When dwelling unit doors open to the outside a minimum of two and one-half (2 1/2) foot candles of illumination at the locks are required. Required parking areas for more than three (3) cars shall be lighted to a minimum of one (1) foot candle on all surfaces.

vi. When the service in existing residential building is changed for any reason, the entire building electrical system shall be brought to the above minimum standards. The minimum replacement electrical service shall be:

1. 100 amp for first two (2) dwelling units in a building.
2. 50 amp for each additional unit.

Where electric heat and air conditioner over 20 amps are added or in place, additional capacity to cover this demand is required. All electrical work shall be done in accordance with the National Electric Code & Wisconsin SPS 316.

h. Heating. All habitable rooms, kitchens and bathrooms shall be provided with permanently connected heating system. This heating system shall be maintained in a safe and efficient condition by a qualified person and a record kept at the premises showing the date of service and by whom. A minimum temperature of sixty-seven (67) degrees Fahrenheit shall be maintained in all habitable rooms, kitchens and bathrooms. The only exception to this provision is that the occupant of a room or an apartment may maintain a lesser temperature than is specified above as long as it does not affect the temperature in other habitable areas of the building.

i. Illumination. Illumination shall be provided at all intersections of passageways, at all exits, exit discharges, and at the head, foot and landings of every stairway in all buildings having three (3) or more apartments and/or lodging houses. The illumination shall be provided during the period commencing one (1) hour before sunset and ending one (1) hour after sunrise.

Every residential building that will accommodate three (3) or more families, twenty (20) persons, or contains more than (4) lodging rooms, shall have signs at the emergency exit doors or other places as may be necessary to direct the occupant to the exit doorways. The signs shall be red illuminated translucent exit signs bearing the word EXIT in plain letters not less than five (5") inches in height.

j. The owner or operator of every residential building shall not provide, use, or permit to be used, and the occupant shall not provide, use, or permit to be used, in any room other than a kitchen, any equipment designed or intended to be used for cooking or preparation of meals.

k. Every owner of a multi-family dwelling shall make available to the occupants the names of two (2) or more persons that may be called to arrange for emergency work. The names with the telephone numbers shall be posted in a conspicuous place readily accessible to the occupants. The names with the telephone numbers shall be revised periodically to maintain accurate information at all times.

**(g) Duties and Responsibilities of Owners and Operators.**

- (1) ***Maintenance of Exterior of Premises.*** The exterior of the premises and all structures thereon shall be kept free of all nuisances and any hazards to the safety of the occupant, pedestrians, or any other person utilizing the premises, and free of unsanitary conditions. Any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards, which include, but are not limited to, the following:

(a) — a. — Refuse, such as brush, weeds, yard waste, broken glass, stumps, obnoxious growths, filth, garbage, trash and debris.

(b) — b. — Natural growth, such as dead and dying trees and limbs or other natural growth, which, by reason of rotting or deteriorating conditions or storm damage, constitute a hazard to persons in the vicinity. Trees shall be kept pruned and trimmed to prevent such conditions.

(c) — e. — Overhangs, such as loose and other hanging objects, which, by reason of location above ground level, constitute a danger of falling on the persons in the vicinity.

— d. — Sources of infestation.

(d) — e. — The exterior of the premises, the exterior of structures and the condition of accessory structures shall be maintained so that the appearance of the premises and structures shall not constitute a blighting factor.

(e) All courts, yards, or other areas on the premises shall be properly graded to divert water away from the building. Adjacent ground surface shall be sloped away from the structure with a grading of at least one-half (1/2) inch per foot for a minimum of five (5) feet where possible or by other means such as eaves troughs and downspout extensions.

(f) All exterior property areas shall be properly maintained in a clean and sanitary condition free from debris, rubbish or garbage, physical hazards, rodent harborage and infestation, and animal feces. All animal feces shall be removed per Sec. 10.129(a) or Sec. 10.130 of the Weston Municipal Code.

g. Fences, other minor construction, walks, driveways, parking areas and similar paved areas shall be properly maintained in a safe, sanitary and substantial

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condition. Approved walks shall provide convenient all weather access to buildings.

Exterior surfaces of buildings and structures not inherently resistant to deterioration shall be treated with a protective coating of paint or other suitable preservative which will provide adequate resistance to weathering and maintain an attractive appearance. Any exterior surface treated with paint or other preservative shall be maintained so as to prevent chipping, cracking or other deterioration of the exterior surface or the surface treatment and to present an attractive appearance. All paint or other preservative shall be applied in a workman like fashion. Roofs shall be maintained to prevent leaking of water in to the building.

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- (2) ***Storage of Commercial and Industrial Material.*** There shall not be stored or used at any location visible from the sidewalk, street or other public areas, equipment and materials relating to commercial or industrial use unless permitted under the Village of Weston Municipal Code, Chapter: 94 of the Village Code for the premises.

- ~~(3)~~ ***(3) General Maintenance.*** The exterior of every commercial structure or accessory structure, except accessory farm structures, including fences or enclosures, shall be maintained in good repair. The same shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint, loose boards or other conditions reflective of deterioration or inadequate maintenance to the end that the property itself may be preserved, safety and fire hazards eliminated and adjoining properties protected from blighting influences.

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***(4) Safe and sanitary maintenance of property.***

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1. The purpose of this subsection is to recognize the private and public benefits resulting from the safe, sanitary and attractive maintenance of residential and nonresidential buildings, structures, yards, or vacant areas. Attractive and well-maintained property will enhance the neighborhood and Village, and provide a suitable environment for increasing physical and monetary values.
2. Every owner or operator shall improve and maintain all property under his/her control to comply with the following minimum requirements:

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1. All courts, yards, or other areas on the premises shall be properly graded to divert water away from the building. Adjacent ground surface shall be sloped away from the structure with a grading of at least one-half (1/2) inch per foot for a minimum of five (5) feet where possible or by other means such as eaves troughs and downspout extensions.
2. All exterior property areas shall be kept free from noxious weeds, as defined in Wisconsin Statutes and the Village of Weston Municipal Code.

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3. All exterior property areas shall be properly maintained in a clean and sanitary condition free from debris, rubbish or garbage, physical hazards, rodent harborage and infestation, and animal feces. All animal feces shall be removed per Sec. 10.129(a) or Sec. 10.130 of the Weston Municipal Code.
4. Fences, other minor construction, walks, driveways, parking areas and similar paved areas shall be properly maintained in a safe, sanitary and substantial condition. Approved walks shall provide convenient all weather access to buildings.
5. Exterior surfaces of buildings and structures not inherently resistant to deterioration shall be treated with a protective coating of paint or other suitable preservative which will provide adequate resistance to weathering and maintain an attractive appearance. Any exterior surface treated with paint or other preservative shall be maintained so as to prevent chipping, cracking or other deterioration of the exterior surface or the surface treatment, and to present an attractive appearance. All paint or other preservative shall be applied in a workman like fashion. Roofs shall be maintained to prevent leaking of water in to the building.
6. Landscaping, plantings and other decorative surface treatments, including common species of grass, shall be installed if necessary and maintained to present an attractive appearance in all court and yard areas. Lawns shall be maintained to a height not to exceed eight inches (8") in length. Plantings shall be maintained so as not to present hazards to adjoining properties or to persons or vehicles traveling on public ways and shall be maintained so as to enhance the appearance and value of the property on which located and thereby the appearance and value of the neighborhood and Village. The Village, after due notice to the property owner, will cause to be cut or trimmed nonconforming areas and place said cost as a special assessment/charge due against the property.
7. Every interior floor, wall and ceiling, including door and window assemblies, shall be kept clean and in good repair, and shall be capable of affording privacy. Any sagging or bulging shall be properly repaired to a level or plumb position. All surfaces shall be free from serious cracking, irregularities, and peeling paint. A waterproof, hard surface shall be provided in spaces subject to moisture. All surface repairs shall be completed to closely match the existing surface color and texture. Floor surfacing shall provide ease of maintenance and durability appropriate for the use of the room.
8. Every foundation, exterior wall, floor and roof shall be reasonably weather tight, watertight and rodent proof and shall be kept in proper repair and shall be capable of affording privacy. Any sagging or bulging shall be properly repaired to a level or plumb position. All chimneys and breeching shall be so constructed and maintained so as to insure that it safely and properly removes the products of combustion from the building. Every gap allowing the accumulation of dirt or other objectionable matter in

- bathing, toilet, or food preparation areas shall be tightly sealed with an impervious and cleanable material.
9. Every window, exterior door, interior door and basement hatchway shall be reasonably weather tight, watertight and rodent proof and kept in proper repair. All common area exterior doors of two or more dwelling units are required to have self-closing hardware. All door and window hardware shall be installed and maintained in proper working condition.
  10. Every inside and outside stair, every porch, and every appurtenance thereto shall be so constructed as to be safe to use and capable of supporting the load that normal use may cause to be placed thereon, and shall be kept in proper condition and repair and shall present an attractive appearance. All interior and exterior stairs, steps, porches and every appurtenance thereto shall comply with the requirements specified in Wis. Admin. Code Sections, SPS 320.04 or SPS 351.16, 351.161, 351.162 and 351.164 as dictated by the type of occupancy in the building.
  11. Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good working condition, free from defects, leaks and obstructions.
  12. Every water closet compartment floor surface and bathroom floor surface shall be properly constructed and maintained so as to be reasonably impervious to water and so as to permit such floor to be easily kept in clean and sanitary condition.
  13. Every supplied facility, piece of equipment, or utility shall be so constructed, installed and maintained so that it will function in a proper working condition.
  14. The owner of any dwelling or apartment in which a cooking stove and/or refrigerator are furnished for the use of the tenants as part of a rental agreement, shall keep such cooking stove and/or refrigerator in good mechanical condition.
  15. It shall be the responsibility of the tenant to maintain supplied facilities in a clean and sanitary condition when contained within the tenant's dwelling unit.
  16. Smoke and CO alarms shall be installed and maintained per SPS 321.09, SPS 321.097 Wisconsin Uniform Dwelling Code, SPS 362.1200, SPS 362.0907 Commercial Building Code, and/or Wis. Stat. § 101.645 as dictated by the type of occupancy in the building.
  17. No owner, operator or occupant shall cause any service, facility, equipment, or utility which is required under this chapter to be removed from, shut off from, or discontinued for any occupied dwelling, dwelling unit, or lodging room, let or occupied by him/her, except for such temporary interruption as may be necessary while actual repairs are in process, or during temporary emergencies when discontinuance of service is approved by an authorized inspector.
  18. Abandoned Fuel Oil Tanks. Abandoned fuel oil tanks shall be removed from the building.

19. The S.A.F.E.R. Fire Prevention Officer / Inspector or the S.A.F.E.R. Fire Chief shall have the authority under this chapter to enter and commence a structural fire inspection. Any violations found should be remedied by the owner of the property. If the owner does not comply, penalties may be assessed under this chapter. This is to be considered a separate offense and in addition to any State Code violations.

20. All unpaved driveways and parking areas shall be maintained in a dust-free condition and shall be graded so that no potholes exist. No stone or other materials may be deposited in the street.

21. Removal of Debris.

- a. No person shall dispose of rocks, trees, stumps, waste building material or other debris from land development, building construction, street grading, or installation of underground utilities, upon the surface of any land in the Village of Weston except at approved disposal sites.
- b. No land owner shall allow an accumulation of rocks, trees, stumps, waste building material or other debris from land development, building construction, street grading, or installation of underground utilities upon the surface of his land for a period of more than ten (10) days.
- c. All developed or formally developed vacant lands within the Village shall be leveled off to permit the mowing of tall grass and weeds as outlined within the Weston Municipal Code. This includes the removal of stones, bottles, wire, and other debris that will interfere with mowing operations.
- d. All lands in the Village of Weston shall be kept free of noxious weeds and maintained so there is no detrimental influence to the public health, safety, comfort, or general welfare of the immediate neighborhood or community.
- e. Noxious weeds referred to above shall mean Canada or other thistles, leafy spurge and field bindweed (commonly called creeping Jenny), Ambrosia trifida (commonly called giant ragweed), Arubuoisia artemesiafolia (commonly called common ragweed), burdock, Rhus radicans sometimes called Radicans toxicodendron, Rhus toxidodendron and Toxicodendron radicans (commonly called poison ivy), Poison Oak, Poison Sumac, Goldenrod, Purple Loosesrife, Multiflora Rose, Garlic Mustard, Bull Thistle, and Urtica dioica (commonly called stinging nettle).
- f. All noxious weeds enumerated in Wis. Stats. §§ 66.955 and 66.96.

(h) Fixing the responsibility of Owners, Operators and Occupants.

- (1) The purpose of this subsection is to fix the responsibility of owners, operators and occupants of residential buildings.
- (2) The responsibility of owners, operators, and occupants of residential buildings is as follows:

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- a. Every owner of a residential building containing two (2) or more dwelling units shall be responsible for maintaining in a clean, proper and sanitary condition the shared or public areas of the residential building and premises thereof.
- b. Every occupant of a residential building shall keep in a clean, proper and sanitary condition that part of the residential building and premises thereof which he/she occupies and controls. Every occupant of a residential building shall dispose of all his/her refuse, recycling and garbage in the containers required by the Weston Municipal Code.
- c. Every owner of a residential building shall be responsible for hanging, installing, and maintaining all screens, double or storm doors, and windows whenever the same are required under the provisions of the Weston Municipal Code.
- d. Every occupant of a dwelling containing a single dwelling unit shall be responsible for the extermination of any insects, rodents, or other pests therein or on the premises and every occupant of a dwelling unit in a residential building shall be responsible for such extermination whenever his dwelling unit is the only one infested. Notwithstanding the foregoing, by failure of the owner to maintain a residential building in a reasonable condition, extermination shall be the responsibility of the owner. Whenever infestation exists in two (2) or more of the dwelling units or lodging rooms in any residential building or in the shared or public parts of any residential building, extermination thereof shall be the responsibility of the owner.
- e. Every occupant of a dwelling unit shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.
- f. Every occupant of a dwelling unit shall keep the dwelling unit clean and clear of clutter, trash, and debris for their own safety and the safety of others.
- g. The owner or operator shall not occupy, or let to another for occupancy, any space in a residential building unless it is clean, sanitary, fit for human occupancy, complies with the requirements of the Weston Municipal Codes, the Village of Weston Building Inspector and/or the S.A.F.E.R. Fire Prevention Officer / Inspector.
- h. Every owner of a rental unit shall make available to the occupants the names of two (2) or more persons that may be called to arrange for emergency work. The names with the telephone numbers shall be posted in a conspicuous place readily accessible to the occupants. The names with the telephone numbers shall be revised periodically to maintain accurate information at all times.

- (i) Designation of unfit buildings or structures and legal procedures of repair or razing.

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- (1) The purpose of this section is to provide for the designation and repair or razing of those buildings or structures which are so dilapidated, unsafe, dangerous, unhygienic, inadequately maintained or lacking in basic equipment, facilities, light, ventilation, and heating so as to constitute a menace to the occupants or to the public.
- (2) Any building or structure which shall be found to have any of the following defects may be designated as unfit for human habitation and in need of repairs or razing and so placarded by the Building Inspector. Legal notice shall be served upon the owner and on the operator of any building:
- (a) Which is so damaged, decayed, dilapidated, dangerous, unsanitary, unsafe, or vermin infested that it creates a serious hazard to the health or safety of the occupants or of the public.
- (b) Which lacks illumination, ventilation, heating, basic equipment or sanitary facilities adequate to protect the health, safety, or general welfare of the occupants or of the public.
- (c) Which, because of its general condition, location, or appearance, is a blighting influence or causes decreasing physical or monetary value of property in the neighborhood.
- (3) Any building or structure or part thereof designated and placarded by the Building Inspector as unfit for human habitation and in need of repairs or razing shall be vacated within a reasonable time as ordered by the Building Inspector.
- (4) No building or structure, or part thereof, which has been designated and placarded as unfit for human habitation and in need of repairs or razing shall again be used for human habitation until written approval is secured from, and such placard is removed by, the Building Inspector. The Building Inspector shall remove such placard whenever the defect, or defects, upon which the designation and placarding action were based have been eliminated.
- (5) No person shall deface or remove the placard from any building or structure, or part thereof, which has been condemned as unfit for human habitation and placarded as such.
- (6) Any building or structure, or part thereof, designated as unfit for human habitation and in need of repairs or razing by the Building Inspector, which in the opinion of the Building Inspector, would be unreasonable to repair shall be razed or removed upon legal written service of the order of the Building Inspector. If the owner shall fail or refuse to comply with the order, the Building Inspector shall refer such violation to the Village Attorney who will start any legal proceedings necessary to cause such building to be razed or removed as a violation of this chapter.
- (7)
- (a) Any building which has been vacant for more than thirty (30) days for any reason and has been damaged, illegally entered or vandalized shall be secured against entry. This shall include adequately boarding up doors,

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windows and other openings in a workmanlike manner so as to prevent illegal entry, vandalism or damage.

(b) The building utilities, plumbing, electrical and heating systems in vacant buildings shall be maintained at all times in a safe condition or inactivated so as to prevent the possibility of damage to the structure by the failure of such utilities and so as to prevent hazardous and dangerous conditions.

(c) When any building has been damaged by fire or other cause, and when hazardous or dangerous conditions exist, and when such building cannot be secured by conventional locking or boarding up of windows and doors, such building shall be fenced off so as to prevent access and entry to the structure and the area immediately surrounding the structure within three (3) days of the damage by fire or other cause.

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(g) **Litter Control.**

- (1) **Litter Collections and Storage Area.** Every owner, occupant or lessee of a building used for residential, business or commercial purposes shall maintain litter collection and storage areas in a clean condition and insure that all litter is properly containerized. Failure to so maintain clean litter collection and storage areas shall constitute a violation of this subsection.
- (2) **Duty to Collect Litter Before it is Carried From the premises.** All litter that is subject to movement by the elements shall be secured by the owner of the premises where it is found before the litter is allowed to be removed from the premises by the elements.
- (3) **Neglected Premises Visible to the Public.** It shall be the duty of any person owning or controlling any premises, including vacant lots visible from any public place or private premises, to maintain such premises in a reasonable clean and orderly manner. It shall be a violation of this subsection to abandon, neglect or disregard the condition or appearance of any premises so as to permit it to accumulate litter.
- (4) **Areas Around Business Premises.** The owner or person in control of any public place, including, but not limited to, restaurants, shopping centers, fast food outlets, stores, hotels, motels, industrial establishments, office buildings, apartment buildings, housing projects, gas stations and hospital and clinics shall at all times keep the premises clean of all litter and shall take measures, including daily cleanup of the premises, to prevent litter from being carried by the elements to adjoining premises. It shall be a violation of this subsection to abandon, neglect or disregard to the condition or appearance of such premises so as to permit it to accumulate litter.

- (5) **Loading and Unloading Docks.** The person owning, operating or in control of loading or unloading docks shall at all times maintain the dock area free of litter in such a manner that litter will be prevented from being carried from the premises by the elements.
- (6) **Construction Sites.** The property owners and the prime contractors in charge of any construction site shall maintain the construction site in such a manner that litter will be prevented from being carried from the premises by the elements. All litter from construction activities or any related activities shall be picked up at the end of each workday and placed in containers, which will prevent litter from being carried from the premises by the elements.
- (7) **Maintaining Sidewalks and Alleys.** Persons owning, occupying or in control of any premises shall keep the sidewalks and alleys adjacent thereto free of litter. Owners or occupants shall sweep or rinse off the sidewalks abutting their premises as often as may be required to keep the walk reasonably free from dirt, paper, waste, snow and ice. This paragraph shall not apply to sidewalks maintained by the Village as provided in [the Village of Weston Municipal Code](#), Chapter 70 ~~of the Village Code~~.
- (8) **Abandoned Garbage.** It shall be unlawful for any person who is in control of any premises upon which is located or on whose behalf there is maintained any container of refuse, waste or garbage, which has been containerized in accordance with a contract for its removal, to allow that refuse, waste or garbage to remain uncollected for longer than 7 days or, in any case, until after that refuse, waste or garbage creates any condition which is offensive to persons upon any private premises or public place.
- (9) **Animal Excreta.**
- a. **Allowing Discharge Regulated.** It is unlawful for any owner, keeper or walker of any dog or cat to have his dog or cat discharge such animal's excreta upon any public or private property within the Village other than the property of the owner of such dog or cat if such owner, keeper or walker does not immediately thereafter remove and clean up such animal's excreta from the public or private property.
  - b. **Carrying Feces Scoop Required.** No person shall walk a dog beyond the limits of his own property without carrying or having in his possession scoop, bag or other items designed to pick up and remove dog feces; and, further, it is unlawful for any person to dispose of the dog feces on public or private property other than his own.
  - c. **Exception.** This subsection shall not apply to blind persons having control of guide dogs.

(h) **Lawn and Yard Maintenance.**

(1) **Definitions.** The terms used herein are defined as follows.

a. **Turf Grass.** Grass commonly used in regularly cut lawns or play areas such as, but not limited to, blue grass, fescue and rye grass blends.

(2) **General Requirements.** The owner or occupant of any developed commercial lot or parcel in the Village and any residential lot or parcel in the Village which is less than 52 acres ~~or less~~ in area shall install and maintain landscaping, plantings and other decorative surface treatments, including turf grass, so as to present an attractive appearance in all court and yard areas in accordance with generally accepted landscaping practices in north central Wisconsin. For all new residential construction in the village, lawns shall be installed within 1 (one) year of the occupancy issuance date. For all new commercial and industrial construction, landscaping and lawn shall be installed 18 (eighteen) months from the issuance of the building permit. Lawns shall be maintained to a height not to exceed 8 (eight) inches. Plantings shall be maintained so as not to present hazards to adjoining properties or to persons or vehicles traveling on public ways and shall be maintained so as to enhance the appearance and value of the property on which located and thereby the appearance and value of the neighborhood and the Village.

a. **Mowing required.** No person owning property within the village shall permit to grow or pollinate upon this premises any weeds, grasses or brush which cause or produce hay fever in human beings, exhale unpleasant or noxious odors or may conceal filthy deposits or provide a place for the accumulation of trash or litter. In order to prevent such growth and pollination, it shall be the duty of every property owner to mow or cause to be mowed upon his premises all grasses, weeds and brush exceeding 8 (eight) inches in height. The provisions of Wis Stat. § Section 66.0407 of the Wisconsin Statutes are incorporated herein by reference.

Field Code Changed

b. **Mowing by village.** It shall be the duty of the weed commissioner to enforce this section, and if any person shall fail to comply herewith, the commissioners shall, after 5 (five) days' written notice to the owner, cause the premises to be mowed and report the cost thereof in writing to the village clerk in the manner provided in Wis. Stat. §Section 66.0517 of the Wisconsin Statutes. Such charge shall be spread on the tax roll as a special tax to be collected in the same manner as other taxes unless such lands are exempt from taxation and shall be defined by the Village Board in the Village Schedule of Fees.

Field Code Changed

(3) **Weeds and Plants Prohibited.** The owners and occupants of all lawns shall destroy all of the following weeds and plants:

- a. Canada Thistle and all other thistle varieties
- b. Leafy Spurge
- c. Field Bindweed (Creeping Jenny)
- d. Purple Loosestrife
- e. Multiflora Rose
- f. Burdock
- g. Ragweed
- h. Garlic Mustard
- i. Goldenrod
- j. Bull Thistle
- k. Poison Ivy, Poison Oak and Poison Sumac
- l. All weeds enumerated in [Wis. Stat. § 66.0407](#) ~~§ 66.955 and 66.96, Wis. Stats.~~

(i) **Public nuisances prohibited.** No person shall erect, contrive, cause, continue, maintain or permit to exist any public nuisance within the Village.

(j) **Abatement – generally.**

(1) **Responsibility for enforcement; inspections.** It shall be the duty of each department head to enforce those provisions of this chapter that come within the jurisdiction of their respective offices, and each department head shall make or cause to be made periodic inspections and inspections upon complaint to ensure such provisions are not violated. No action shall be taken under this section to abate a public nuisance unless the officer has inspected or caused to be inspected the premises where the nuisance is alleged to exist and has satisfied himself that a nuisance does in fact exist.

(2) **Summary abatement.**

- a. **Order of abatement.** If the inspecting officer determines that a public nuisance exists within the Village and that there is imminent danger to the public health, safety, peace, morals or decency, he/she may, without notice or hearing, issue an order reciting the existence of a public nuisance constituting imminent danger to the public and requiring immediate action

be taken as he/she deems necessary to abate the nuisance. Notwithstanding any other provisions of this article, the order shall be effective immediately. Any person to whom such order is directed shall comply with the order immediately.

- b. ***Abatement by Village.*** Whenever the owner or occupant shall refuse or neglect to remove or abate the condition described in the order, the inspecting officer shall, in his/her discretion, enter upon the premises and cause the nuisance to be removed or abated and the Village shall recover the expenses incurred thereby from the owner or occupant of the premises or from the person who has caused or permitted the nuisance.

(3) ***Nonsummary abatement by Village.***

- a. ***Order to abate nuisance.*** If the inspecting officer shall determine that a public nuisance exists on private premises but that the nature of such nuisance is not such as to threaten imminent danger to the public health, safety, peace, morals or decency, he/she shall issue an order reciting the existence of a public nuisance and requiring the owner or occupant of the premises to remove or abate the condition described in the order within the time period specified therein. The order shall be served personally on the owner of the building, as well as the occupant if different from the owner and applicable to the described nuisance, or, at the option of the inspecting officer, the notice may be mailed to the last known address of the person, to be served by certified mail with return receipt. If the owner or occupant cannot be served, the order may be served by posting it on the main entrance of the premises and by publishing as a Class 3 notice under Wis. Stat. [Chapter 985](#). The time limit specified in the order runs from the date of service or publication.
- b. ***Abatement by the Village.*** If the owner or occupant fails or refuses to comply within the time period prescribed, the inspecting officer shall enter upon the premises and cause the nuisance to be removed or abated and the Village shall recover the expenses incurred thereby from the owner or occupant of the premises or from the person who has caused or permitted the nuisance.
- c. ***Remedy from order.*** Any person affected by such order shall, within thirty (30) days of service or publication of the order, apply to the Circuit Court for an order restraining the Village and the inspecting officer from entering on the premises and abating or removing the nuisance, or be forever barred. The court shall determine the reasonableness of the order for abatement of the nuisance.

- (4) ***Authority to assess costs.*** The cost of the abatement or removal of a nuisance under this section shall be collected from the owner, occupant or person

causing, permitting or maintaining the nuisance and, if notice to abate the nuisance, if applicable, has been given to the owner, such cost shall be assessed against the real estate as a special charge.

- (5) **Abatement in accordance with state law.** Nothing in this article shall be construed as prohibiting the abatement of public nuisances by the Village or its officials in accordance with the laws of the State.
- (k) **Same – collection of costs.** In addition to any other penalty imposed by this article for the erection, contrivance, creation, continuous or maintenance of a public nuisance, the cost of abatement of a public nuisance by the Village shall be collected as a debt from the owner, occupant or person causing, permitting or maintaining the nuisance and, if notice to abate the nuisance has been given to the owner, such costs shall be assessed against the real estate as a special charge.
- (l) **Penalty.** Any person who violates, disobeys, neglects or refuses to comply with any of the provisions of this section shall be subject to a forfeiture as provided in Sec. 1.111 of this Code.

(Ord. of 1-13-2005; Ord. of 5-24-2007; Ord. of 9-19-2008; Ord. of 5-24-2013)

#### **Sec. 50.103.     -Loud, Disturbing Noises Prohibited.**

- (a) **Loud, disturbing noises prohibited generally.** It shall be unlawful for any person to create or assist in creating any unreasonably loud and disturbing noise in the Village of Weston (see also Sec. ~~tion~~ 50.100 Things prohibited).
- (b) **Measurement.** For the purpose of determining db(A)'s as referred to in this Ordinance, the noise shall be measured on the A-weighting scales on a sound level meter of standard design and quality having characteristics established by the American Standards Institute and shall be measured at the complainants property line.
- (c) **Residential Zones.**
- (1) It shall be unlawful to carry on the following activities in any residentially zoned area of the Village:
- The operation of construction machinery between the hours of 8:00 p.m. and 6:00 a.m.
  - The operation of household power tools between the hours of 10:00 p.m. and 6:00 a.m.

- c. The operation of lawn mowers, chain saws, powered garden equipment and other domestic tools out-of-doors between the hours of 10:00 p.m. and 6:00 a.m.
- d. Working on vehicles or revving vehicle motors between the hours of 10:00 p.m. and 6:00 a.m.
- e. Musical bands practicing in residential areas between the hours of 8 p.m. and 7 a.m.
- f. Any mechanical noise which registers more than 85 db(A) for 4 consecutive hours at the nearest complainant's property line will be probable cause for a violation.
- g. This section shall not apply to emergency operations designed to protect the public health and safety.

In residential zones, it shall be unlawful for any person to make or engage in any unreasonably loud and raucous noise, yelling, screaming, shouting, hooting, whistling, or singing between the hours of 10:00 p.m. and 6:00 a.m. A noise shall be presumed to be unreasonably loud and raucous, if it is plainly audible within a residence and measures 85 db(A) or more at the complainants property line. There shall be excepted from this provision any organized sporting events, fairs, carnivals, or similar activities. The person(s) in violation of this ordinance shall be ordered to reduce the noise to acceptable levels immediately by the monitoring officer.

- (d) **Construction Noise.** Construction equipment in all zones may be operated between the hours of 6:00 a.m. and 8:00 p.m.
- (e) **Business Deliveries Adjacent to Residential Zoning Prior to 6 a.m.**
  - (1) Any business deliveries received prior to 6 a.m. to a business adjacent to a residentially zoned area of the Village must follow the subsequent guidelines:
    - a. Staging of trucks for early delivery must be silent. No engine idling and horns must be turned off until delivery time if waiting in the parking lot.
    - b. Horns cannot be used to signal arrival.
    - c. All off loading must take place below 60 db(A), at point source, and vehicles must be silent during delivery (no idling).
    - d. Outside off loading cannot include any dumping action that causes loud or sudden noises.

- e. Back-up alarms must be used at the reduced sound level if equipped.
- f. When possible, deliveries should take place on the side of the building away from the residentially zoned district.
- (f) **Non-residential zoning districts adjacent to Residential zoning districts.** It shall be unlawful for any non-residentially zoned property adjacent to a residentially zoned property to operate their business at or over 85 db(A) for four consecutive hours measured at the complainants property line between the hours of 10:00 p.m. and 6:00 a.m. Decibel readings over 110 db(A) at the complainants property line will be subject to automatic citation.
- (g) **Schools, churches, hospitals.** The creation of any excessive noise on any street or property adjacent to any school, institution of learning, or church while in use, or adjacent to any hospital, which unreasonably interferes with the normal operation of that institution, or which disturbs or unduly annoys patients in the hospital, is prohibited.
- (h) **Enforcement.** Enforcement of this ordinance shall be at the discretion of the Everest Metro Police Department or Village of Weston staff on the basis of complaints filed with the Village of Weston or the Everest Metro Police Department. In all non-residential zones, the violator shall be given 30 days from written notice of his violation to reduce the sound pressure levels to acceptable levels. Decibel readings over 110 db(A) at the complainants property line will be subject to automatic citation.
- (i) **Exceptions.** Operation of emergency equipment and equipment used to comply with state mandates for a safe environment shall be exempt from this ordinance. Snowblowers not operated on a commercial basis shall be exempt from this ordinance when used to gain access to a village street. Garbage and recycling trucks shall be exempt. (Emergency equipment shall include ambulance, police, fire, snow removal, civil defense sirens, etc., necessary for the health, safety, and protection of the citizens of the Village of Weston.)
- (j) **Appeals.** The Village Board may grant an exemption to individuals proving evidence of substantial hardship. Evidence that reasonable technological attempts have been made to correct the problem shall be considered grounds for granting an exemption to this ordinance for existing businesses and industries.
- (k) **Penalties.** Failure to comply with the provisions of this ordinance shall be punished by a minimum fine of \$75.00, not to exceed \$500.00. Each day the condition exists shall constitute a new and separate offense.

(Ord. of 5-18-2006)

**Sec. 50.104. Chronic Nuisance Premises.**



- (a) **Declaration.** The Board of Trustees finds that from time to time certain premises in the Village of Weston require a disproportionate amount of Village resources (including public safety services provided by the Everest Metro Police Department) to be devoted to addressing various nuisances, criminal activities and other incidents that occur thereon. Often this disproportionate devotion of Village resources is due to property owner's own actions or failure of the property owners to accept and exercise sufficient responsibility for and over the actions of occupants, guests, agents or employees that reside or frequent that premises. Such premises, as further described in subsection (b) below, are deemed chronic nuisance premises and are hereby recognized as a public nuisance due to the resource drain it causes the community as a whole. This section is enacted to encourage property owners and/or managers to engage in their responsibility to ensure that activities occurring on their property conform to the law and do not unduly burden the Village's resources and to provide a mechanism for the Village to take action against property owners who fail to ensure premises they own do not require a disproportionate devotion of resources to the premises. This section of the Municipal code is not intended to discourage crime victims or any person in legitimate need of police services from requesting them.

(b) **Determination of Chronic Nuisance Premises.**

- (1) Any residential unit premise to which a Village Department (including the Everest Metro Police Department) responds to complaints of any nuisance activity, that results in a municipal citation or Village enforcement action, three or more separate times within any sixty (60) day period is deemed to have received and required more than the general acceptable level of municipal services and places an undue burden upon the taxpayers of the Village. A residential unit shall be defined as a delineated, single family residence that is housed in a home, duplex unit, apartment complex, condominium or other residential dwelling.  
For the purposes of this subsection, a nuisance activity shall be any offense(s) under [Village of Weston Municipal Code](#), Chapters 10, 14, 38, 50, 54, 66, 82 and 94 of the [Village of Weston Municipal Code](#), or their statutory counterparts, or any offense under state law for which a penalty under state law for which a penalty of forfeiture, fine or imprisonment is provided.
- (2) Any non-resident owner of a residential unit (s) available for lease or rent within the Village of Weston that has had 3 units or 10% of their available units for lease or rent – whichever is the greater number of units, designated as a chronic nuisance premise, shall be deemed a chronic nuisance landlord and shall be subject to the notice, abatement, hearing and penalties and remedies provisions found herein this ordinance. Further, the designation of a chronic nuisance landlord shall be posted in the Village's official newspaper, website, and newsletter for the purpose of public awareness.

For the purposes of this subsection, a determination of chronic nuisance premises or the designation of a chronic nuisance landlord of a mobile home park shall be a reviewable item in consideration of renewal of the mobile home park's annual operating license under Wis. Stats. ~~66.0435(2)~~66.058.

- (3) Any business or commercial venture to which a department responds to complaints of nuisance activity, that results in a municipal citation or Village enforcement action, five (5) or more separate times within any sixty (60) day period is deemed to have received and required more than the general, acceptable level of municipal services, and places an undue burden upon the taxpayers of the Village. For the purposes of this subsection, a nuisance activity is defined under Section (b) (1) of this ordinance. For the purposes of this subsection, a determination of a chronic nuisance premise that carries any class of Village liquor license, shall be a reviewable item in consideration of the revocation of the premise's liquor license per Wis. Stats. 125.12 (2) and shall be assigned the appropriate violation points as determined by the Village of Weston's alcohol beverage demerit point system.
  - (4) For the purpose of this ordinance, a residential unit or business venture shall automatically be designated as a chronic nuisance premise if any single nuisance is affiliated with illegal drug distribution or gang activity (Wis. ~~State Stats. § 823.113(1m)(a)~~823.113 (1));
  - (5) An offense shall not be considered a nuisance if it is committed by a person having no association with the premises by acquaintance with, relation to or expressed or implied invitation from the owner, occupant, operator, or agent of the premises.
  - (6) An offense shall not be considered a nuisance if it is:
    - a. An offense that results from the property owner/landlord's self-notification to a Village official or the Everest Metro Police Department as a means of mitigating the nuisance or a crime;
    - b. A report of domestic violence per Wis. State Statutes.
  - (7) Whenever any such premises exist, the appropriate Village department head or the Everest Metro Police Department Chief shall determine from the facts of each incident and considering the purpose of this subsection as set forth in Section (a) above, whether the premises is a chronic nuisance premises. A chronic nuisance premises shall be defined as a public nuisance.
- (c) **Notice.** Whenever a Village department head or EMPD Chief finds a premise constitutes a chronic nuisance premises under section (a) (1), the department head or EMPD Chief shall provide written notice of his determination to the owner of the premises as identified by the records of the Village Assessor and Marathon County Land Records. Such notice shall be delivered by certified mail, return receipt

requested or by personal service. If the owner cannot be located, the notice shall be published as a Class 2 notice under Wis. [Stats. Chapter 985](#). The notice shall contain the following information:

- (1) The street address and number, if applicable, otherwise the parcel number of legal description sufficient to identify the premises.
  - (2) A brief statement, including a description of the relevant activities, supporting the determination that the premise is a chronic nuisance premises.
  - (3) A statement that the owner shall, within 10 (ten) days of receipt of the notice, or last day of publication if published, respond to the appropriate department head or EMPD Chief requesting a hearing before the Village Board of Trustees or proposing in writing a course of action that will be taken to abate the nuisance activities.
  - (4) A statement that owner shall immediately notify the appropriate department head of any change in address to ensure receipt of future notices.
- (d) **Owner Abatement.** If the owner responds to the notice in section (c) within 10 (ten) days of receipt of notice or the last day of publication if published with a nuisance abatement proposal, the department head or EMPD Chief may accept, reject, or work with the owner to modify the proposal in his or her discretion. If the department head or EMPD Chief rejects the abatement proposal, determines that an agreement on an appropriate abatement proposal cannot be reached or determines that owner abatement is for any reason unsuccessful, the matter shall be referred to the Village Board of Trustees for hearing.
- (e) **Chronic Nuisance Landlord Abatement.** If the non-resident owner of residential units available for lease or rent responds to the notice in section (c) within 10 (ten) days of the receipt of notice or the last day of publication with a nuisance abatement proposal for all units (3 units or more than 10% of the units available for lease or rent, whatever is greater), the department head or EMPD Chief may accept, reject, or work with the owner to modify the proposal in his or her discretion and remove the designation of Chronic Nuisance Landlord. The designated Chronic Nuisance Landlord nuisance abatement proposal shall include remedies that shall be undertaken to mitigate chronic nuisances, which may include, but is not limited to, landlord – tenant screening, tenant education, tenant eviction procedures, and other preventative practices to improve the residential unit (s). If a non-resident owner of residential units for lease or rent abatement of a nuisance causes the number of nuisance premises to be reduced below the Chronic Nuisance Landlord threshold of (3) units or more than 10% of the units available for lease or rent, whatever is greater, the Village shall drop the designation of Chronic Nuisance Landlord.
- (f) **Hearing.** If a hearing is requested by the owner or if the department head or EMPD Chief determines that a satisfactory abatement plan cannot be agreed upon or if the

department head or EMPD Chief determines that abatement actions taken by the owner are unsuccessful, a hearing shall be held before the Village Board of Trustees. The owner shall receive ten (10) days written notice of the hearing sent by regular mail or, if the owner cannot be located, by publication of a Class 2 notice under Wis. ~~State Stats., Chapter 985~~. The Village Board shall hear any and all evidence it deems relevant and shall affirm or reverse the determination of the department head or EMPD Chief.

(g) ***Penalties and Remedies.***

(1) If the department head's or EMPD Chief's determination is affirmed, the Village Board of Trustees may order the owner to pay the actual cost of Village services to respond to any nuisance activities occurring after the three (3) responses that led to the determination that the premises was a chronic nuisance premises. Such costs shall be presented to the Village Board of Trustees and may include costs incurred prior to the Village Board of Trustees' determination. The Village Board of Trustees may order costs of all such calls to the chronic nuisance premises be paid until the public nuisance is abated under section (g). Such costs, plus a reasonable administrative charge, shall be billed to the owner by invoice sent by regular mail and if not paid within thirty (30) days of the date on the invoice shall be charged to the property as a special charge pursuant to Wis. Stats. §. ~~66.070166.0627~~.

(2) The Village Board of Trustees may authorize any other penalty or remedy authorized by law.

(h) ***When Nuisance is Deemed Abated.*** The public nuisance created by a chronic nuisance premises shall be deemed abated when no Village resources have responded to the premises to address nuisance activities occurs for a period of six (6) consecutive months. The Village or EMPD may also deem a chronic nuisance premise to be abated, if the occupant, which may include a tenant or resident-owner, vacates the premise.

(i) ***Abatement of Public Nuisances.***

(1) **Inspection of Premises.** Whenever a complaint is made to any Village official or employee that a public nuisance exists within the Village, said complaint shall be directed to the appropriate department head or EMPD Chief who shall in his or her reasonable discretion inspect or cause to be inspected the premises complained of and shall make a written report of his or her findings to the Village Administrator. Whenever practicable, the inspecting officer shall cause photographs to be made of the premises.

(j) ***Summary Abatement.***

- (1) **Notice to Owner.** If the inspecting officer shall determine that a public nuisance exists within the Village, the department head or EMPD Chief may serve notice personally or by certified mail on the persons causing, permitting, or maintaining such nuisance and/or upon the owner or occupant of the premises where such nuisance is caused, permitted, or maintained and to post a copy of said notice on the premises. Such notice shall direct the person causing, permitting, or maintaining such nuisance or the owner or occupant of the premises to abate or remove such nuisance within a specified, reasonable period of time after consideration of all relevant circumstances and shall state that unless the same is done will cause the nuisance to be abated and will charge the cost thereof to the owner, occupant, or person causing, permitting, or maintaining the nuisance, as the case may be and that said costs may be collected as a special charge pursuant to Wis. Stats. § ~~66.0701~~66.0627.
- (2) **Abatement by the Village.** If the nuisance is not abated within the time provided or if the owner, occupant, or person causing the nuisance cannot be found, the department head or EMPD Chief shall cause the abatement or removal of such public nuisance. Wherever possible, costs of abatement shall be billed to the owner, occupant, or person causing the nuisance. If said costs are not paid within thirty (30) days of billing such costs, or if the owner, occupant or person causing the nuisance cannot be found, said costs may be collected pursuant to Wis. Stats. § ~~66.0701~~66.0627.
- (3) **Other Methods Not Excluded.** Nothing in this section shall be construed as prohibiting the abatement of public nuisances by the Village or its officials in accordance with the laws of the State of Wisconsin including, but not limited to an action under Wis. Stats. Chapter 823.
- (k) **Cost of Abatement.** In addition to any other penalty imposed by this Chapter for the erection, contrivance, continuance, or maintenance of a public nuisance, the cost of abating a public nuisance by the Village shall be collected as a debt from the owner, occupant, or person causing, permitting, or maintaining the nuisance, and if notice to abate the nuisance has been given to the owner, such cost shall be assessed against the real estate as a special charge.
- (l) **Penalty Provisions.**
- (1) **General Penalty.** Whenever so provided in this Code, any person who shall violate any provision of this Code shall upon conviction of such violation, be subject to a penalty, which shall be as follows:
- (2) **First Offense – Penalty.** Any person who shall violate any provision of this Code subject to a penalty shall, upon conviction thereof, forfeit not more than \$2,500 together with the costs of prosecution and in default of payment of such forfeiture and costs of prosecution shall be imprisoned in the County Jail until said forfeiture and costs are paid, but not exceeding ninety (90) days.

- (3) Any person found guilty of violating any provision of this Code who shall previously have been convicted of a violation of the same provision shall upon conviction thereof, forfeit not less than \$50.00 nor more than \$2,500 for each such offense, together with the costs of prosecution and in default of payment of such forfeiture and costs shall be imprisoned in the County Jail until said forfeiture and costs of prosecution are paid, but not to exceed six (6) months.
- (4) ***What Constitutes a Separate Offense.*** Each violation and each day a violation continues or occurs shall constitute a separate offense. Nothing in this Code shall preclude the Village from maintaining any appropriate action to prevent or remove a violation of any provision contained in this Code.
- (m) ***Execution Against Defendant's Property.*** Whenever any person fails to pay any forfeiture and costs of prosecution upon the order of the court for violation of any ordinance of the Village the Court may, in lieu of ordering imprisonment of the defendant, or after the defendant has been released from custody, issue an execution against the property of the defendant for said forfeiture and costs.

(Ord. of 12-5-2008; Ord. of 4-22-2010)

**Sec. 50.105. Accumulation of used motor vehicles.**

No person, except a person licensed under ~~Section 18.131(a)~~<sup>18.136</sup> or a licensee of a motor vehicle dealer's license issued under statute, shall accumulate or store or allow to remain outside of any building on real estate located within the Village for a period of more than ten days, or dump, deposit or otherwise abandon upon any property or upon any highway, street, road, alley or way within the Village, any used motor vehicle, as defined by statute, or any detached part thereof, for which no current registration fee has been paid under statute or which, if paid, does not have properly attached thereto under statute a current license plate, if required, and which is in a condition which would mechanically prevent the immediate operation thereof upon any public highway or its operation thereon would be in violation of the law. Each day that any used motor vehicle, as defined in this section, or any detached part thereof, shall be accumulated or stored or allowed to remain contrary to this section shall constitute a separate and distinct offense.

(Ord. of 7-23-2010)

**Village of Weston, Wisconsin**  
**REGULAR MEETING OF THE BOARD OF TRUSTEES**  

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**May 23, 2016**

**MEETING PACKET COVER SHEET**  
**AGENDA ITEM –D.7.**



**Village of Weston, Wisconsin  
AGENDA ITEM COVERSHEET  
Requested for Official Consideration and Review**

**REQUEST FROM: JARED WEHNER, ASSISTANT PLANNER, PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: MANUFACTURED HOME PARK ANNUAL INSPECTION REPORT –  
COLONIAL GARDENS MOBILE HOME PARK**

**DATE/MTG: COMMUNITY LIFE AND PUBLIC SAFETY COMMITTEE, MAY 23, 2016**

**POLICY QUESTION:** Should the Community Life and Public Safety Committee recommend the renewal of the mobile home park license for Colonial Gardens Mobile Home Park for the 2016/2017 year (expiration date of July 1, 2017) to the Board of Trustees?

**RECOMMENDATION TO:** I move that the Community Life and Public Safety Committee recommend the renewal of the mobile home park license for Colonial Gardens Mobile Home Park 3-month basis, with the license expiring October 1, 2016. Reinspection shall occur in mid-September and the park will be charged \$65.00/hour per inspector with a minimum of 2 inspectors present. If the park passes the September inspection a new determination will be made at that time by CLPS and the Village Board. Staff also recommends that Staff is allowed to issue citations for items that are not address, that were identified in June of 2015, at the September 2016 inspection.

**LEGISLATIVE ACTION:**

<input checked="" type="checkbox"/> Acknowledge/Approve	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Proclamation
<input type="checkbox"/> Administrative Order	<input type="checkbox"/> Policy	<input type="checkbox"/> Reports
<input type="checkbox"/> Expenditure	<input type="checkbox"/> Procedure	<input type="checkbox"/> Resolution

**FISCAL IMPACT ANALYSIS:**

<input type="checkbox"/> Budget Line Item:	_____
<input type="checkbox"/> Budget Line Item:	_____
<input type="checkbox"/> Budgeted Expenditure:	_____
<input type="checkbox"/> Budgeted Revenue:	_____

**STATUTORY / RULEMAKING / POLICY REFERENCES:**

<input type="checkbox"/> WI Statue:	_____
<input type="checkbox"/> WI Administrative Code:	_____
<input type="checkbox"/> Case Law / Legal:	_____
<input type="checkbox"/> Municipal Code:	_____
<input type="checkbox"/> Municipal Rules:	_____

**PRIOR REVIEW:** None for 2016.

**BACKGROUND:**

See inspection report.

☒ Attachments: MHP Compliance Inspection Report



# COLONIAL GARDEN MHP

## MHP COMPLIANCE INSPECTION REPORT

JARED WEHNER, ASSISTANT PLANNER

MAY 20, 2016

Inspection Date: May 15, 2016

Attendees: Building Inspector, Scott Tatro; Assistant Planner, Jared Wehner; Property Inspector, Roman Macguire; Tax Payer Relations Coordinator, Renee Hodel

### PROPERTY INFORMATION

PIN: 19228082010996  
Owner: Wisconsin MHP 6, LLC.  
Address: 6300 Birch Street  
Weston, WI 54476

### CONTACT INFORMATION

Contact: Lori Hansen  
Phone: 970-615-7835  
Email:  
Manager: Lori Hansen  
Phone: 715-359-8107

### SUMMARY

Overall, Colonial Garden is in general good repair; however, the park management is unresponsive to fixing a vast majority of the items that are listed. Many of these items listed have been identified since the initial park inspection in June of 2015. While the park is in a good enough condition to be granted a license, it may be prudent to issue citations to park management for each of the violations listed within this report that have not been attempted to be addressed. Many of the items listed are minor and could be addressed within a month of diligent action. The addressing in the park is extremely confusing to those who are not familiar with the layout and posed a unacceptable risk to the residents in the park in cases of emergency.

### STAFF RECOMMENDATION

Staff recommends that the license for the park be renewed on a 3-month basis, with the license expiring October 1, 2016. Reinspection shall occur in mid-September and the park will be charged \$65.00/hour per inspector with a minimum of 2 inspectors present. If the park passes the September inspection a new determination will be made at that time by CLPS and the Village Board. Staff also recommends that Staff is allowed to issue citations for items that are not address, that were identified in June of 2015, at the September 2016 inspection.






### EVEREST METRO PD













Unknown at this time.

### UTILITIES

The park is current on all utility bills at this time.

### SCORECARD

STATUS:	10/15/2015		5/16/2016		% CHANGE
	# OF LOTS	%	# OF LOTS	%	
 : NO ISSUES IDENTIFIED, IN COMPLIANCE	132	49.44	161	60.30	21.97
 : IDENTIFIED ISSUES RESOLVED, IN COMPLIANCE	68	25.47	9	3.37	-86.76
 : PROGRESS MADE, NOT IN COMPLIANCE	24	8.99	24	8.99	0.00
 : NO PROGRESS MADE, NOT IN COMPLIANCE	37	13.86	35	13.11	-5.41
 : NEW ISSUES IDENTIFIED, NOT IN COMPLIANCE	6	2.25	38	14.23	533.33
<b>TOTAL LOTS:</b>	<b>267</b>		<b>267</b>		
<b>LOTS IN COMPLIANCE:</b>	<b>200</b>	<b>74.91</b>	<b>170</b>	<b>63.67</b>	<b>-15.00</b>
<b>AVERAGE SCORE (LOWER IS BETTER):</b>	<b>1.94</b>		<b>2.18</b>		<b>12.16</b>
<b>V</b> : VACANT, NO HOME PRESENT	37	13.86	30	11.24	-18.92
<b>O</b> : OWNER OCCUPIED HOME	0	0.00	0	0.00	#DIV/0!
<b>P</b> : PARK OWNED HOME	0	0.00	0	0.00	#DIV/0!

LOT:	STATUS DESCRIPTION (10/15/2015)		STATUS DESCRIPTION (5/16/2016)	
1	Fixed, no further issues.		Yard sheeds siding, OSB prohibited.	
2	No Issues.		Roof of carport in disrepair.	
3	New addressing, too small. Siding, missing at peak.		Addressing too small.	
4	New addressing, too small.		Addressing too small.	
5	No issues.		No issues.	
6	Yard shed needs paint or siding.		Yard shed needs paint or siding.	

LOT:		STATUS DESCRIPTION (10/15/2015)		STATUS DESCRIPTION (5/16/2016)	
7		No issues.		No issues.	
8	V	Yard shed can remain, no further issues.		V No issues.	
9		Finish back steps – needs guard rails.		No issues.	
10		Finish back steps, Yard shed needs paint or siding.		Yard shed needs paint or siding.	
11		No issues.		No issues.	
12		Skirting in disrepair. Unlicensed vehicle.		Skirting in disrepair. Roof in dis repair. Siding in disrepair.	
13		New addressing, too small.		Addressing too small.	
14		New addressing, too small. Exposed outlet. Yard shed in disrepair.		New addressing, too small. Exposed outlet. Yard shed in disrepair.	
15		No issues.		No issues.	
16		No issues.		No issues.	
17		No issues.		Broken window, front. Front door in disrepair.	
18		No issues.		No issues.	
19		No back steps. Yard shed in disrepair, needs siding. Back door peeling.		Yard shed needs paint or siding.	
20		No issues.		Back steps do not meet code.	
21		Fixed, no further issues.		No issues.	
22		No back step.		Back steps do not meet code.	
23		No issues.		No issues.	
24		No issues.		Yard shed is diplapidated.	
25		No issues.		No issues.	
26		Back steps need 2nd railing.		Back steps do not met code.	
27		No issues.		No issues.	
28		No issues.		No issues.	
29		No issues.		No issues.	
30		No issues.		No issues.	
31		Back steps do not meet code.		Back steps do not meet code.	
32		No issues.		No issues.	
33	V	Fixed, no remaining issues.		V No issues.	
34		No issues.		No issues.	
35	V	No issues.		V No issues.	
36		In progress. No issues after installation is completed.		Home needs skirting. Yard shed in disrepair.	
37	V	Fixed, no issues remaining.		V No issues.	
38		No issues.		No issues.	
39		No issues.		No issues.	
40		No issues.		No issues.	
41		New addressing, too small.		Addressing too small.	
42		No issues.		No issues.	
43		No issues.		No issues.	
44	V	No issues.		V No issues.	
45		Deck in disrepair, needs railing.		Back steps do not meet code. Rood in disrepair. Front steps do not meet code.	
46		No issues.		No issues.	
47		Skirting in disrepair. Yard shed in disrepair. New addressing, too small.		Yard shed is in disrepair.	
48		Fixed, no remaining issues.		No issues.	
49	V	Fixed, no remaining issues.		V No issues.	
50		No issues.		Back steps do not meet code.	
51		No back steps. New addressing, too small. Yard shed in disrepair.		Back steps do not meet code.	

LOT:		STATUS DESCRIPTION (10/15/2015)		STATUS DESCRIPTION (5/16/2016)	
52		Remove old addressing.		Remove old address.	
53		Skirting in disrepair. 2 yard sheds, one must be removed. Deck is dilapidated.		Skirting in disrepair.	
54		Fixed, no remaining issues.		No issues.	
55		Fixed, no remaining issues.		No issues.	
56		Back deck under construction, no remaining issues.		Back steps do not meet code.	
57		No issues.		No issues.	
59		No issues.		No issues.	
60		Fixed, no remaining issues.		No issues.	
61		Metal canopy car port, not permitted.		Metal canopy carport, not permitted.	
62		Fixed, no remaining issues.		No issues.	
63		Skirting in disrepair, shed in disrepair, lawn needs mowing.		Skirting in disrepair.	
64		Yard shed needs paint or siding.		V No issues.	
65		Back steps do not meet code.		Back steps do not meet code.	
66		Back steps do not meet code.		Back steps do not meet code.	
67		Fixed, no remaining issues.		No issues.	
68	V	No issues.		No issues.	
69		Fixed, no remaining issues.		No issues.	
70		Fixed, no remaining issues.		No issues.	
71	V	No issues.		V No issues.	
72		Fixed, no remaining issues.		No issues.	
73		Junk in yard.		No issues.	
74		No issues.		No issues. In process of building deck.	
75		Back steps in place. Yard shed needs paint or siding.		No back steps.	
76		Fixed, no remaining issues.		No issues.	
77		No issues.		No issues.	
78		No issues.		Skirting in disrepair.	
79		No issues.		No address.	
80		No issues.		No issues.	
81		Fixed, no remaining issues.		No issues.	
82		Fixed, no remaining issues.		No issues.	
83		Fixed, no remaining issues.		No issues.	
84		No issues.		No issues.	
85		New addressing, fading. Dilapidated shed, needs siding or paint.		Yard shed needs paint or siding. Needs new addressing, faded.	
86		Skirting and siding fixed. Address covered by satellite dish, removed metal yard shed.		Skirting and siding fixed. Address covered by satellite dish, removed metal yard shed.	
87		Fixed, no remaining issues.		No issues.	
88	V	Remaining shed needs paint or siding.		V Remove 2nd yard shed. Yard she needs paint or	
89		2 yard sheds, 1 must be removed.		2 yard sheds, 1 must be removed.	
90		No issues.		No issues.	
91	V	No issues.		V No issues.	
92		No back steps.		No back steps.	
93		No issues.		No issues.	
94		New addressing, no address.		Fixed, no remaining issues.	
95		Fixed, no remaining issues.		No issues.	
96	V	No issues.		V No issues.	
97	V	No issues.		V No issues.	
98		Fixed, no remaining issues.		New addressing, too small.	
99		No issues.		No issues.	

LOT:	STATUS DESCRIPTION (10/15/2015)		STATUS DESCRIPTION (5/16/2016)	
100		No issues.		No issues.
101		Make-shift add-on in disrepair, not permitted. Tarp shed, not permitted. Metal fence, not permitted.		Make-shift add-on in disrepair, not permitted. Has 2 yard shed, 1 must be removed.
102		New addressing, no address. 2 yard shed, one must be removed.		New addressing, no address. 2 yard shed, one must be removed.
103		Fixed, no remaining issues.		No issues.
104		No issues.		No issues.
105		2 yard sheds, 1 must be removed.		2 yard sheds, 1 must be removed. No address.
106	V	Removed RV parked in lot.		Fixed, no remaining issues.
107		No issues.		No issues.
108		Junk in yard. 2 yard sheds, one must be removed. Home in disrepair, new roof, paint siding.		Junk in yard. 2 yard sheds, one must be removed. Yard shed in disrepair.
109		Fixed, no remaining issues.		No issues.
110		Fixed, no remaining issues.		Skirting in disrepair.
111		Fixed, no remaining issues.		2 yard shed, 1 must be removed.
112	V	No issues.	V	No issues.
113		No issues.		Yard shed is dilapidated.
114		Skirting in disrepair.		Fixed, no remaining issues.
115		Yard shed needs painting.		Yard shed needs painting.
116		Fixed, no remaining issues.		No issues.
117		No issues.		Remove tarps from porch. Yard shed in disrepair.
118		No issues.	V	No issues.
119		Fixed, no remaining issues.		No issues.
120		New addressing, no address.		New address, no address.
121		No issues.		No issues.
122		Fixed, no remaining issues.		No issues.
123		No issues.		No issues.
124		No issues.		No issues.
125		Fixed, no remaining issues.		No issues.
126		No issues.		No issues.
127		No issues.		No issues.
128		No back steps.		No back steps.
129		No issues.		No issues.
130		Needs addressing.		New address, no address.
131		No issues.		No issues.
132		No issues.		Back steps do not meet code.
133		No issues.		No issues.
134		2 yard sheds, remove dilapidated yard shed. Junk in		2 yard sheds, remove dilapidated yard shed.
135		No back steps. Yard shed in disrepair, new soffit, requires siding.		Front and back steps do not meet code.
136	V	No issues.	V	No issues.
137		Fixed, no remaining issues.		No issues.
138		Fixed, no remaining issues.		No issues.
139		No issues.		No issues
140		New addressing, shrubs blocking. Deck in disrepair, railings do not meet code.		New addressing, shrubs blocking. Deck in disrepair, railings do not meet code. Back steps do not meet
141		No issues.		Roof in disrepair. Skirting in disrepair. Back steps do not meet code.
142	V	No issues.	V	No issues.
143		Fixed, no remaining issues.		Back steps do not meet code. Deck is dilapidated.
144		Fixed, no remaining issues.		No issues.

LOT:		STATUS DESCRIPTION (10/15/2015)		STATUS DESCRIPTION (5/16/2016)	
145	V	No issues.		V No issues.	
146		Needs skirting and 2 egresses required.		Skirting in disrepair. No back steps. Front steps do not meet code.	
147		No issues.		No issues.	
148		Fixed, no remaining issues.		No issues.	
149		No issues.		No issues.	
150		Deck in disrepair, railings do not meet code.		Deck railing neds to be fixed and to code.	
151		Fixed, no remaining issues.		No issues.	
152		No issues.		No issues.	
153		Fixed, no remaining issues.		No issues.	
200		Yard shed in progress of being sided. No issues if completed.		Yard shed in disrepair, needs siding.	
201		Fixed, no remaining issues.		Exposed electrical outlet.	
202		No issues.		Snow fence is not permitted, remove.	
203	V	No issues.		V No issues.	
204		No issues.		No issues.	
205		No issues.		No issues.	
206		Fixed, no remaining issues.		Siding is in disrepair.	
207	V	No issues.		V No issues.	
208		No issues.		Skirting in disrepair.	
209		No issues.		No issues.	
210		Fixed, no remaining issues.		No issues.	
211		Fixed, no remaining issues.		No back steps.	
212	V	No issues.		No issues.	
213		Fixed, no remaining issues.		V No issues.	
214		Fixed, no remaining issues.		Skirting in disrepair. Siding in disrepair.	
215		No back steps.		Back steps do not meet code. Skirting in disrepair.	
216		No issues.		No issues.	
217	V	No issues.		V No issues.	
218		Fixed, no remaining issues.		No issues.	
219		No issues.		No issues.	
220		Fixed, no remaining issues.		No issues.	
221		No issues.		No issues.	
222		No back steps.		No back steps. Skirting in disrepair.	
223		Fixed, no remaining issues.		Skirting in disrepair.	
224		Lean-to with plywood, not permitted.		Needs address.	
225		No issues.		No issues.	
226		No issues.		No issues.	
227		2 yard sheds, one must be removed.		2 yard sheds, one must be removed.	
228		No issues.		No issues.	
229		Fixed, no remaining issues.		No issues.	
230		No issues.		No issues.	
231		Fixed, no remaining issues.		Back steps do not meet code.	
232	V	No issues.		V No issues.	
233	V	No issues.		V No issues.	
234		No skirting.		Skirting in disrepair. Yard shed in disrepair.	
235		Fixed, no remaining issues.		Electrical pedistal in disrepair.	
236		Fixed, no remaining issues.		No issues.	
237		Skirting in disrepair, replace with rot resistant material. Deck in disrepair. Yard shed in disrepair – All items are in progress.		Yard shed is dilapidated.	

LOT:		STATUS DESCRIPTION (10/15/2015)		STATUS DESCRIPTION (5/16/2016)	
238		No issues.		No issues.	
239		Fixed, no remaining issues.		No issues.	
240	V	Vacant, yard shed needs painting.		Fixed, no remaining issues.	
241		No issues.		No issues.	
242		No issues.		Back steps do not meet code. Junk in yard.	
243	V	No issues.		No issues.	
244		No issues.		No issues.	
245		Fixed, no remaining issues.		Junk in yard.	
246		No issues.		No issues.	
247		New home, no skirting. HUD Complaint?		New home, no skirting. HUD Complaint? No	
248		Fixed, no remaining issues.		No issues.	
249		Junk in yard.		No issues.	
250		No issues.		No issues.	
251		No issues.		No issues.	
252		Fixed, no remaining issues.		No issues.	
253		No issues.		No issues.	
254		Plastic sheeting over shed, needs siding.		Yard needs siding.	
255		No issues.		No issues.	
256	V	No issues.		V No issues.	
257		Garbage bags all over – Temporary?		No issues.	
258	V	No issues.		V No issues.	
259		Fixed, no remaining issues.		No issues.	
260		No issues.		No issues.	
261		No issues.		No issues.	
262		No issues.		No issues.	
263		No issues.		No issues.	
264		Fixed, no remaining issues.		Needs new addressing.	
265		Skirting in disrepair. New addressing, shrubs.		Skirting in disrepair.	
266	V	No issues.		V No issues.	
267		Skirting in disrepair. Metal canopy car port, not permitted. Yard shed in disrepair, needs siding.		Skirting in disrepair. Metal canopy car port, not permitted. Yard shed in disrepair, needs siding.	
268		No issues.		No issues.	
269		Fixed, no remaining issues.		No issues.	
270		Fixed, no remaining issues.		No issues.	
271		Fixed, no remaining issues.		2 yard sheds, 1 must be removed.	
272		Fixed, no remaining issues.		No issues.	
273	V	No issues.		V No issues.	
274		New addressing, too small.		Fixed, no remaining issues.	
275		No back steps.		Fixed, no remaining issues.	
276		No issues.		No issues.	
277		No issues.		No issues.	
278	V	Fixed, no remaining issues.		No issues.	
279		No issues.		Front steps do not meet code.	
280		No issues.		Weeds in yard.	
281		Fixed, no remaining issues.		No issues.	
282	V	No issues.		No issues.	
283	V	No issues.		Skirting in disrepair.	
284	V	No issues.		Skirting in disrepair.	
285	V	No issues.		Skirting in disrepair.	
286		Fixed, no remaining issues.		No issues.	

LOT:	STATUS DESCRIPTION (10/15/2015)		STATUS DESCRIPTION (5/16/2016)	
287		No issues.		No issues.
288		Fixed, no remaining issues.		No issues.
289		No issues.		Front steps do not meet code.
290		2 yard sheds, one must be removed. Yard shed in disrepair, needs paint.		2 yard sheds, one must be removed. Yard shed in disrepair, needs paint.
291		No issues.		Back steps do not meet code.
292		No issues.		No issues.
293	V	No issues.		Skirting in disrepair.
294		No issues.		No issues.
295		No issues.		Tarp over back deck, not permitted on a permanent basis.
296		No issues.		No issues.
297		No issues.		No issues.
298		No issues.		No issues.
299		No issues.		No issues.
300		No issues.		No issues.
301		No issues.		No issues.
302		Fixed, no remaining issues.		No issues.
303		No issues.		No issues.
304		No issues.		No issues.
305		Fixed, no remaining issues.	V	No issues.
306		No issues.		No issues.
307	V	No issues.	V	No issues.
308	V	Fixed, no remaining issues.	V	No issues.
309		Home in disrepair, needs general work. Yard shed in disrepair, needs paint – Work in progress.		Front steps do not meet code.
310		No issues.		No issues.
311		Deck in disrepair, remove OSB sides.		Back steps do not meet code. Yard shed needs
312		No issues.		No issues.
313		Fixed, no remaining issues.		Skirting in disrepair. Junk in yard. Roof is in
314		Yard shed in disrepair, needs paint. Skirting in		Front steps do not meet code. Yard shed in
315		Fixed, no remaining issues.		No issues.

**Village of Weston, Wisconsin  
AGENDA ITEM COVERSHEET  
Requested for Official Consideration and Review**

**REQUEST FROM:** **JARED WEHNER, ASSISTANT PLANNER, PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION:** **MANUFACTURED HOME PARK ANNUAL INSPECTION REPORT – STILLWATER LANDING MOBILE HOME PARK**

**DATE/MTG:** **COMMUNITY LIFE AND PUBLIC SAFETY COMMITTEE, MAY 23, 2016**

**POLICY QUESTION:** Should the Community Life and Public Safety Committee recommend the renewal of the mobile home park license for Stillwater Landing Mobile Home Park for the 2016/2017 year (expiration date of July 1, 2017) to the Board of Trustees?

**RECOMMENDATION TO:** I move that the Community Life and Public Safety Committee recommend the renewal of the mobile home park license for Stillwater Landing Mobile Home Park 3-month basis, with the license expiring October 1, 2016. Reinspection shall occur in mid-September and the park will be charged \$65.00/hour per inspector with a minimum of 2 inspectors present. If the park passes the September inspection a new determination will be made at that time by CLPS and the Village Board.

**LEGISLATIVE ACTION:**

- |   |                                    |                                       |
|---|------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> Acknowledge/Approve | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Proclamation |
| <input type="checkbox"/> Administrative Order           | <input type="checkbox"/> Policy    | <input type="checkbox"/> Reports      |
| <input type="checkbox"/> Expenditure                    | <input type="checkbox"/> Procedure | <input type="checkbox"/> Resolution   |

**FISCAL IMPACT ANALYSIS:**

- ☐ Budget Line Item: \_\_\_\_\_
- ☐ Budget Line Item: \_\_\_\_\_
- ☐ Budgeted Expenditure: \_\_\_\_\_
- ☐ Budgeted Revenue: \_\_\_\_\_

**STATUTORY / RULEMAKING / POLICY REFERENCES:**

- ☐ WI Statue: \_\_\_\_\_
- ☐ WI Administrative Code: \_\_\_\_\_
- ☐ Case Law / Legal: \_\_\_\_\_
- ☐ Municipal Code: \_\_\_\_\_
- ☐ Municipal Rules: \_\_\_\_\_

**PRIOR REVIEW:** None for 2016.

**BACKGROUND:**

See inspection report.

☒ Attachments: MHP Compliance Inspection Report



**STILLWATER LANDING (GREEN ACRES) MHP****MHP COMPLIANCE INSPECTION REPORT**

JARED WEHNER, ASSISTANT PLANNER

MAY 20, 2016

Inspection Date: May 15, 2016

Attendees: Building Inspector, Scott Tatro; Assistant Planner, Jared Wehner; Property Inspector, Roman Macguire; Tax Payer Relations Coordinator, Renee Hodel

**PROPERTY INFORMATION**

PIN: **19228081630943**  
 Owner: **RJS Venture Inc.**  
 Address: **4311 Schofield Avenue**  
**Weston, WI 54476**

**CONTACT INFORMATION**

Contact: **Ken Umbarger**  
 Phone: **250-764-9005**  
 Email: [baseoneproperties@gmail.com](mailto:baseoneproperties@gmail.com)  
 Manager: **Debbie**  
 Phone: **715-359-8107**

**SUMMARY**

Stillwater Landing Manufactured Home Park is still a work in progress. Management and Maintenance are clearly making a strong effort in making the park a better place to live for its residence; this is despite the number of lot in compliance dropping 15.53%. The majority of the new infractions (red) that have been identified by staff were new exterior stairs that we constructed. The vast majority do not meet code due to a lack of a 3' x 3' landing, inconsistent riser heights (not to exceed 8") and gaps in the risers (to be less than 4"). If these issues are addressed prior to the next inspection, and pending any major catastrophies, the number of lots in compliance should increase at a larger rate. The roads in the park will be resurfaced this summer, as well as a new fence constructed along E. Jelinek Avenue. Debbie, the park manager, went along with staff for the inspection. The park needs to be readdressed in the future in a logical order for safety purposes.

**STAFF RECOMMENDATION**

Staff recommends that the license for the park be renewed on a 3-month basis, with the license expiring October 1, 2016. Reinspection shall occur in mid-September and the park will be charged \$65.00/hour per inspector with a minimum of 2 inspectors present. If the park passes the September inspection a new determination will be made at that time by CLPS and the Village Board.









**EVEREST METRO PD**

Unknown at this time.

**UTILITIES**

The park is current on all utility bills at this time.

**SCORECARD**

STATUS:	10/15/2015		5/16/2016		% CHANGE
	# OF LOTS	%	# OF LOTS	%	
 : NO ISSUES IDENTIFIED, IN COMPLIANCE	56	36.84	74	48.68	32.14
 : IDENTIFIED ISSUES RESOLVED, IN COMPLIANCE	47	30.92	13	8.55	-72.34
 : PROGRESS MADE, NOT IN COMPLIANCE	18	11.84	34	22.37	88.89
 : NO PROGRESS MADE, NOT IN COMPLIANCE	22	14.47	13	8.55	-40.91
 : NEW ISSUES IDENTIFIED, NOT IN COMPLIANCE	9	5.92	18	11.84	100.00
<b>TOTAL LOTS:</b>	<b>152</b>		<b>152</b>		
<b>LOTS IN COMPLIANCE:</b>	<b>103</b>	<b>67.76</b>	<b>87</b>	<b>57.24</b>	<b>-15.53</b>
<b>AVERAGE SCORE (LOWER IS BETTER):</b>	<b>2.22</b>		<b>2.26</b>		<b>2.08</b>
 : VACANT, NO HOME PRESENT	43	28.29	46	30.26	6.98
 : OWNER OCCUPIED HOME	44	28.95	44	28.95	0.00
 : PARK OWNED HOME	65	42.76	62	40.79	-4.62

LOT:	STATUS DESCRIPTION (10/15/2015)		STATUS DESCRIPTION (5/16/2016)	
1	O	Fixed, no remaining issues.	O	No issues.
2	P	No Issues.	P	No issues.
3	P	No Issues.	P	No issues.
4	P	Back steps not in compliance.	P	Fixed, no remaining issues.
5	O	No Issues.	O	No issues.

LOT:	STATUS DESCRIPTION (10/15/2015)		STATUS DESCRIPTION (5/16/2016)	
6	V	No Issues.	V	No issues.
7	V	No Issues.	V	No issues.
8	P	Fixed, no remaining issues.	P	Back door delaminating, replace. Junk on deck.
9	V	No Issues.	V	No issues.
10	O	Fixed, no remaining issues.	O	Back steps do not meet code.
11	P	No Issues.	V	No issues.
12	P	Fixed, no remaining issues.	P	Skirting in disrepair.
13	P	Fixed, no remaining issues.	P	No issues.
14	P	Fixed, no remaining issues.	P	Skirting in disrepair.
15	P	Fixed, no remaining issues.	P	No issues.
16	P	Fixed, no remaining issues.	P	Back stairs need repair. Trim hedges in front by address.
17	P	No Issues.	P	No issues.
18	P	Fixed, no remaining issues.	P	No issues.
19	V	No Issues.	V	No issues.
20	P	Dilapidated yard shed, OSB, needs siding	P	Deck needs repair, sinking.
21	P	No Issues.	V	No issues.
22	P	Fixed, no remaining issues.	P	No issues.
23	P	Appears to be abandoned, needs to be removed or repaired prior to occupancy.	P	Skirting being replaced. Back steps to need to be placed in front of back door.
24	O	No Issues.	O	Front steps do not meet code, need adjustment.
25	V	No Issues.	V	No issues.
26	P	Fixed, no remaining issues.	P	No issues.
27	O	Yard shed in disrepair.	O	Entry way needs to be sided the same as home. Remove large dog shed.
28	P	Fixed, no remaining issues.	P	No issues.
29	O	Under powerline. No issues.	O	Home to be moved to new location. Needs siding.
31	V	No new home permitted under powerline.	V	No new home permitted under powerline.
32	V	No new home permitted under powerline.	V	No new home permitted under powerline.
33	V	No new home permitted under powerline.	V	No new home permitted under powerline.
34	P	Skirting in disrepair. Railing on deck needs repair.	P	Skirting in disrepair. Both sets of stairs do not meet code.
35	V	No Issues.	V	No issues.
36	P	Fixed, no remaining issues.	P	Back steps do not meet code.
37	V	No Issues.	V	No issues.
38	P	Yard shed in disrepair.	P	No issues.
39	O	Appears to be abandoned, needs to be removed or repaired prior to occupancy. Deck is dilapidated, to be removed.	O	Fixed, no remaining issues.
40	P	Needs new roof. Leam-to in disrepair, shall be removed	P	Steps do not meet code. Skirting in disrepair. Shed is disrepair.
41	V	No issues.	V	No issues.
42	O	Fixing, no remaining issues after work is completed	O	Steps do not meet code.
43	V	No issues.	V	No issues.
44	O	Fixed, no remaining issues.	O	Back steps do not meet code.
45	P	Front steps do not meet code.	P	Home is to be removed, per park manager.
46	P	Access panel is falling off, needs repair	P	Home is to be removed, per park manager.
47	P	Skirting in disrepair, replace with rot resistant material. Front stairs do not meet code.	P	Home is to be removed, per park manager.
48	P	Skirting in disrepair.	P	Skirting in disrepair. Deck in disrepair. Steps do not meet code.
49	O	Skirting in disrepair. Yard shed requires painting.	O	Skirting in disrepair. Back door delaminating. 2 yard sheds, one must be removed.
50	O	Fixed, no remaining issues.	O	Steps do not meet code. Skirting in disrepair.
51	V	No issues.	V	No issues.
52	V	No issues.	V	No issues.
53	O	Fixed, no remaining issues.	O	No issues.
54	P	Skirting in disrepair.	P	No issues.

LOT:	STATUS DESCRIPTION (10/15/2015)		STATUS DESCRIPTION (5/16/2016)	
55	V	No Issues.	V	No issues.
56	O	Fixed, no remaining issues.	O	Deck does not meet code, no permit filed.
57	P	Back steps do not meet code.	P	Back steps do not meet code.
59	P	No Issues.	V	No issues.
60	O	Shed needs siding	O	Steps do not meet code.
61	P	Fixed, no remaining issues.	P	Steps do not meet code. Shed in disrepair, no
62	P	Back steps do not meet code.	P	Steps do not meet code. Skirting in disrepair.
64	V	No Issues.	V	No issues.
64A	V	No Issues.	V	No issues.
64B	V	No Issues.	V	No issues.
64C	P	Yard shed needs siding.	P	Fixed, no remaining issues.
65	P	Skirting in disrepair, replace with rot resistant	P	Tenants just evicted. Repairs in progress.
65A	O	Fixed, no remaining issues.	O	Steps do not meet code.
65B	O	No Issues.	O	No issues.
65C	V	No Issues.	V	No issues.
66	P	Fixed, no remaining issues.	P	Home has shifted. Deck in disrepair. Skirting in disrepair. Rear egress is blocked.
67	V	No Issues.	V	No issues.
68	P	Fixed, no remaining issues.	P	No issues.
69	O	Fixed, no remaining issues.	O	No issues.
70	V	No Issues.	V	No issues.
71	V	No Issues.	V	No issues.
72	O	Fixed, no remaining issues.	O	No issues.
73	O	Fixed, no remaining issues.	O	Back steps do not meet code. Shed in disrepair.
74	V	No Issues.	V	No issues.
75	V	No Issues.	V	No issues.
76	V	No Issues.	V	No issues.
77	O	Skirting in disrepair.	O	Owner incarcerated. Skirting will be repaired.
78	P	Fixed, no remaining issues.	P	Skirting in disrepair.
79	P	Skirting in disrepair, replace with rot resistant	P	Deck in disrepair. Home needs painting.
80	P	Fixing, porch does not meet code, must be removed. Yard shed in disrepair.	P	Address is not visable. Porch in disrepair. Needs new roof.
81	V	No Issues.	V	No issues.
82	P	Fixed, no remaining issues.	P	Home being relocated. No issues.
83	O	Fixed, no remaining issues.	O	Back steps need to be put in place.
84	P	Fixed, no remaining issues.	P	Skirting in disrepair.
85	O	Fixed, no remaining issues.	O	No issues.
86	V	No issues.	V	No issues.
87	V	No issues.	V	No issues.
88	O	Fixed, no remaining issues.	O	Skirting in disrepair.
89	O	Appears abandoned. 2 yard sheds, one must be removed. Remaining shed needs siding.	O	Back steps do not meet code. Address is not viable.
90	P	No issues.	P	Yard shed in disrepair.
91	O	Fixed, no remaining issues.	O	No issues.
92	V	No issues.	V	No issues.
93	P	Yard shed dilapidated. Skirting in disrepair, replace with rot resistant material. Back steps do not meet	P	Fixed, no remaining issues.
94	O	Back steps do not meet code.	O	Missing soffit vent in front.
95	P	Fixed, no remaining issues.	P	No issues.
96	V	No issues.	V	No issues.
97	P	No issues.	P	No issues.
98	V	No issues.	P	No issues.
99	O	Yard shed needs paint. Skirting in disrepair.	O	Back steps do not meet code.
100	P	Fixed, no remaining issues.	P	No issues.
101	O	Fixed, no remaining issues.	O	No issues.
102	V	Yard shed to be removed.	V	Fixed, no remaining issues.
103	V	No Issues.	V	No issues.
104	P	Back steps do not meet code.	P	Back steps do not meet code.

LOT:		STATUS DESCRIPTION (10/15/2015)		STATUS DESCRIPTION (5/16/2016)	
105	O	Home appears abandoned. Home remodeled, no permit filed, not permitted. Siding in disrepair. Deck required railings. No back steps. Broken storm		O Fixed, no remaining issues.	
106	P	Skirting in disrepair. Yard shed requires siding.		P Skirting in disrepair. Back steps do not meet code.	
107	V	No Issues.		V No issues.	
108	V	No Issues.		V No issues.	
109	V	No Issues.		V No issues.	
110	P	Entry way constructed of OSB – not permitted, shall be removed. Appears abandoned.		P Home to be removed per park manager.	
111	V	No Issues.		V No issues.	
112	O	No Issues.		O 3 sheds, 2 must be removed. Junk in yard.	
113	V	No Issues.		V No issues.	
114	P	Skirting in disrepair, shall be replaced with rot-resistant material. Yard shed needs siding.		P Back steps do not meet code.	
115	O	Stairs in disrepair. Shrubs need trimming. Yard shed needs siding.		O Address is not visable. Deck in disrepair. Yard shed in disrepair. Skirting in disrepair.	
116	O	3 yard sheds in disrepair, 2 must be removed.		O Fixed, no remaining issues.	
117	P	Fixed, no remaining issues.		P Addressing is not visable.	
118	P	Fixing, in processes of painting. Does not meet window requirements. 2 yard sheds, one must be		P Back steps do not meet code. Missing steps on 3rd egress.	
119	P	2 yard sheds, 1 must be removed. Skirting in		V Fixed, no remaining issues.	
120	O	Skirting in disrepair, must be replaced with rot resistant material.		O Skirting missing. Back steps do not meet code.	
121	P	2 yard sheds, 1 must be removed. Skirting in		P 2 yard sheds, 1 must be removed. Skirting in	
122	O	Back step requires railing. Broken windows.		O Skirting in disrepair.	
123	O	Fixed, no remaining issues.		O Skirting in disrepair. Back steps do not meet code.	
124	P	Entry way constructed of OSB – not permitted, shall be removed.		P Skirting in disrepair.	
125	V	No Issues.		V No issues.	
126	V	No Issues.		V No issues.	
127	P	Fixed, no remaining issues.		P Back stairs do not meet code.	
128	P	Addition shall be removed, not permitted.		P Skirting in disrepair. Pedestal needs to be repaired.	
129	O	Skirting in disrepair. No back stairs.		O Skirting in disrepair. Back steps do not meet code.	
130	P	Yard shed in disrepair.		P Fixed, no remaining issues.	
131	P	Skirting in disrepair. Yard shed needs siding		P Skirting in disrepair.	
133	V	No Issues.		V No issues.	
134	O	No Issues.		O No issues.	
135	P	Fixed, no remaining issues.		P No issues.	
136	P	Deck in disrepair, shall be removed. No back steps.		P Front steps do not meet code, need adjustment.	
137	O	Fixed, no remaining issues.		O No issues.	
138	O	Back step do not meet code.		O Steps do not meet code. Weeds. 2 yard sheds, 1 must be removed.	
139	P	Fixed, no remaining issues.		P No issues.	
140	P	Fixed, no remaining issues.		P Skirting in disrepair. Both sets of stairs do not meet code.	
141	P	Yard shed neds paint.		P Fixed, no remaining issues.	
142	V	Fixed, no remaining issues.		V No issues.	
143	O	Fixed, no remaining issues.		O Skirting in disrepair. Steps do not meet code. Back door delaminating.	
144	O	Fixed, no remaining issues.		O No issues.	
145	O	Tarp shed, not permitted. Skirting in disrepair, replace with rot resistant material.		O Skirting in disrepair, replace with rot resistant material.	
146	P	Fixed, no remaining issues.		P Back steps do not meet code. Skirting in disrepair.	
147	O	Fixed, no remaining issues.		O No issues.	
148	V	No Issues.		V No issues.	
149	O	Home in danger of falling off footings. Skirting needs to be replaces with rot-resistant material.		O Yard shed in disrepair, needs paint.	
151	P	Dilapidated yard shed.		P Fixed, no remaining issues.	

**Village of Weston, Wisconsin  
AGENDA ITEM COVERSHEET  
Requested for Official Consideration and Review**

**REQUEST FROM: JARED WEHNER, ASSISTANT PLANNER, PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: MANUFACTURED HOME PARK ANNUAL INSPECTION REPORT – WESTON MANOR MOBILE HOME PARK**

**DATE/MTG: COMMUNITY LIFE AND PUBLIC SAFETY COMMITTEE, MAY 23, 2016**

**POLICY QUESTION:** Should the Community Life and Public Safety Committee recommend the renewal of the mobile home park license for Weston Manor Mobile Home Park for the 2016/2017 year (expiration date of July 1, 2017) to the Board of Trustees?

**RECOMMENDATION TO:** I move that the Community Life and Public Safety Committee recommend the renewal of the mobile home park license for Weston Manor Mobile Home Park for 3-month basis, with the license expiring October 1, 2016. Reinspection shall occur in mid-September and the park will be charged \$65.00/hour per inspector with a minimum of 2 inspectors present. If the park passes the September inspection a new determination will be made at that time by CLPS and the Village Board. Staff also recommends that Staff is allowed to issue citations for items that are not address, that were identified in June of 2015, at the September 2016 inspection.

**LEGISLATIVE ACTION:**

- |   |                                    |                                       |
|---|------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> Acknowledge/Approve | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Proclamation |
| <input type="checkbox"/> Administrative Order           | <input type="checkbox"/> Policy    | <input type="checkbox"/> Reports      |
| <input type="checkbox"/> Expenditure                    | <input type="checkbox"/> Procedure | <input type="checkbox"/> Resolution   |

**FISCAL IMPACT ANALYSIS:**

- ☐ Budget Line Item: \_\_\_\_\_
- ☐ Budget Line Item: \_\_\_\_\_
- ☐ Budgeted Expenditure: \_\_\_\_\_
- ☐ Budgeted Revenue: \_\_\_\_\_

**STATUTORY / RULEMAKING / POLICY REFERENCES:**

- ☐ WI Statute: \_\_\_\_\_
- ☐ WI Administrative Code: \_\_\_\_\_
- ☐ Case Law / Legal: \_\_\_\_\_
- ☐ Municipal Code: \_\_\_\_\_
- ☐ Municipal Rules: \_\_\_\_\_

**PRIOR REVIEW:** Board of Trustees, June 15, 2015  
Community Life and Public Safety, July 27, 2015

**BACKGROUND:**

See inspection report.

☒ Attachments: MHP Compliance Inspection Report

# WESTON MANOR MHP

## MHP COMPLIANCE INSPECTION REPORT

JARED WEHNER, ASSISTANT PLANNER

MAY 20, 2016

Inspection Date: May 16, 2016

Attendees: Building Inspector, Scott Tatro; Assistant Planner, Jared Wehner; Property Inspector, Roman Macguire; Tax Payer Relations Coordinator, Renee Hodel

### PROPERTY INFORMATION

PIN: 19228081530973  
Owner: Prime Value Properties, LLC.  
Address: 5707 Fuller Street  
Weston, WI 54476

### CONTACT INFORMATION

Contact: N/A  
Phone: 715-579-5179  
Email: N/A  
Manager: N/A  
Phone: N/A

### SUMMARY

In Weston Manor many of the issues that have been identified are items that were identified on previous visits. These items were not addressed by either the occupant or the management of the park. Many of the infractions are minor in nature and easily fixed with little effort. This park could have easily achieved the 90% compliance rate had an effort been made to address the issues identified. Overall, Weston Manor continues to be a top performing community, but the issues identified on this list need to be resolved.

### STAFF RECOMMENDATION

Staff recommends that the license for the park be renewed on a 3-month basis, with the license expiring October 1, 2016. Reinspection shall occur in mid-September and the park will be charged \$65.00/hour per inspector with a minimum of 2 inspectors present. If the park passes the September inspection a new determination will be made at that time by CLPS and the Village Board. Staff also recommends that Staff is allowed to issue citations for items that are not address, that were identified in June of 2015, at the September 2016 inspection.









### EVEREST METRO PD

Unknown at this time.

### UTILITIES

The park is current on all utility bills at this time.

### SCORECARD

	1/21/2016		5/16/2016		
STATUS:	# OF LOTS	%	# OF LOTS	%	% CHANGE
 : NO ISSUES IDENTIFIED, IN COMPLIANCE	41	61.19	38	56.72	-7.32
 : IDENTIFIED ISSUES RESOLVED, IN COMPLIANCE	8	11.94	2	2.99	-75.00
 : PROGRESS MADE, NOT IN COMPLIANCE	1	1.49	5	7.46	400.00
 : NO PROGRESS MADE, NOT IN COMPLIANCE	9	13.43	13	19.40	44.44
 : NEW ISSUES IDENTIFIED, NOT IN COMPLIANCE	8	11.94	9	13.43	12.50
<b>TOTAL LOTS:</b>	<b>67</b>		<b>67</b>		
<b>LOTS IN COMPLIANCE:</b>	<b>49</b>	<b>73.13</b>	<b>40</b>	<b>59.70</b>	<b>-18.37</b>
<b>AVERAGE LOT SCORE (LOWER IS BETTER):</b>	<b>2.03</b>		<b>2.30</b>		<b>13.24</b>
 : VACANT, NO HOME PRESENT	13	19.40	7	10.45	4.14
 : OWNER OCCUPIED	0	0.00	0	0.00	#DIV/0!
 : PARK OWNED	0	0.00	0	0.00	#DIV/0!

LOT:	STATUS DESCRIPTION (01/21/2016)		STATUS DESCRIPTION (5/16/2016)	
100 Meadow Ln		No issues.		No issues.
200 Meadow Ln		No issues.		No issues.
202 Meadow Ln		Fixed, no remaining issues.		No steps on 3rd egress.
204 Meadow Ln	V	No issues.		No issues.
206 Meadow Ln		Fixed, no remaining issues.		Steps do not need code.
208 Meadow Ln		Fixed, no remaining issues.		No issues.
210 Meadow Ln		No issues.		No issues.

212 Meadow Ln	V	No issues.		V	No issues.	
214 Meadow Ln		No back steps			No back steps	
216 Meadow Ln		No back steps. No railing on deck.			Steps do not meet code. Junk on deck.	
218 Meadow Ln	V	No issues.		V	No issues.	
220 Meadow Ln	V	No issues.			No issues.	
222 Meadow Ln		No back steps.			No back steps. Skirting in disrepair. Junk in yard.	
224 Meadow Ln		No issues.			No issues.	
226 Meadow Ln		Fixed, no remaining issues.			No issues.	
228 Meadow Ln		No back steps.			No back steps. Address is not visible.	
230 Meadow Ln		No issues.			No back steps.	
232 Meadow Ln		No issues.			No issues.	
234 Meadow Ln		Home is abandoned, will have to be brought into compliance prior to occupancy.			Removal of home in process.	
100 Memory Ln	V	No issues.			No home is permitted to be placed on this lot.	
102 Memory Ln	V	No issues.		V	No issues.	
103 Memory Ln		No back steps.			No back steps.	
104 Memory Ln		No issues.			No issues.	
105 Memory Ln		Dilapidated shed.			Stairs do not meet code.	
106 Memory Ln	V	No issues.			No issues.	
107 Memory Ln		No issues.			No issues.	
108 Memory Ln		No back steps. Skirting in disrepair.			Stairs do not meet code.	
109 Memory Ln	V	No issues.		V	No issues.	
110 Memory Ln		No back steps.			Fixed, no remaining issues.	
200 Memory Ln		Fixed, no remaining issues.			No issues.	
201 Memory Ln		No issues.			Enclosing deck, no permit filed.	
202 Memory Ln		No issues.			No issues.	
203 Memory Ln	V	No issues.		V	No issues.	
204 Memory Ln		No back steps.			No skirting. No steps. (Home being reset?)	
205 Memory Ln		No issues.			No issues.	
206 Memory Ln		No issues. (Not on park map)			No issues.	
207 Memory Ln	V	No issues.		V	No issues.	
208 Memory Ln		No issues. (Not on park map)			No issues.	
209 Memory Ln		No issues.			No issues.	
210 Memory Ln	V	No issues. (Not on park map)		V	No issues.	
211 Memory Ln	V	No issues.			No issues.	
212 Memory Ln		No issues. (Not on park map)			2 shed, 1 must be removed.	
213 Memory Ln		No back steps.			No back steps.	
214 Memory Ln		2 yard shed, 1 must be removed. OSB is not a permitted siding.			2 yard shed, 1 must be removed. OSB is not a permitted siding.	
215 Memory Ln	V	No issues.			No issues.	
217 Memory Ln	V	No issues.		V	No issues.	
219 Memory Ln		Fixed, no remaining issues.			Skirting in disrepair.	
221 Memory Ln	V	No issues.		V	No issues.	
223 Memory Ln		No issues.			Junk in yard.	
225 Memory Ln		Fixed, no remaining issues.			No steps on 3rd egress.	
227 Memory Ln		No issues.			No issues.	
229 Memory Ln		No issues.			No issues.	
100 Shady Ln		No issues.			No issues.	
102 Shady Ln		2 sheds, 1 must be removed. New addressing.			2 yard shed, 1 must be removed. Address not visible. Steps do not meet code.	
103 Shady Ln		No issues. (Park Office)			No issues.	
104 Shady Ln		Dilapidated roof. 2 yard sheds, 1 must be removed.			2 yard sheds, 1 must be removed.	
105 Shady Ln		No issues.			No issues.	
106 Shady Ln	V	Yard shed to be moved to different lot.		V	Yard shed needs painting.	

107 Shady Ln	V	No issues.		No issues.	
108 Shady Ln	V	No issues.		No issues.	
109 Shady Ln		No back steps.		No back steps. No window frame.	
110 Shady Ln		No back steps.		No back steps.	
111 Shady Ln		No issues.		No issues.	
112 Shady Ln		No back steps.		Fixed, no remaining issues.	
113 Shady Ln		No back steps.		No back steps.	
114 Shady Ln		No issues.		No issues.	
116 Shady Ln		No issues.		Roof in disrepair.	



**Village of Weston, Wisconsin  
AGENDA ITEM COVERSHEET  
Requested for Official Consideration and Review**

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**REQUEST FROM:** **JARED WEHNER, ASSISTANT PLANNER, PLANNING AND DEVELOPMENT**

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**ITEM DESCRIPTION:** **MANUFACTURED HOME PARK ANNUAL INSPECTION REPORT – ALPINE MOBILE HOME PARK**

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**DATE/MTG:** **COMMUNITY LIFE AND PUBLIC SAFETY COMMITTEE, MAY 23, 2016**

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**POLICY QUESTION:** Should the Community Life and Public Safety Committee recommend the renewal of the mobile home park license for Alpine Mobile Home Park for the 2016/2017 year (expiration date of July 1, 2017) to the Board of Trustees?

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**RECOMMENDATION TO:** I move that the Community Life and Public Safety Committee deny the renewal of the mobile home park license for Alpine Mobile Home Park and the closure process of the park is started. The park's condition is too far deteriorated to be fit for occupancy. The park poses a significant hazard to health, safety and welfare of its residents as well as the neighbors and residents of the Village.

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**LEGISLATIVE ACTION:**

<input checked="" type="checkbox"/> Acknowledge/Approve	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Proclamation
<input type="checkbox"/> Administrative Order	<input type="checkbox"/> Policy	<input type="checkbox"/> Reports
<input type="checkbox"/> Expenditure	<input type="checkbox"/> Procedure	<input type="checkbox"/> Resolution

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**FISCAL IMPACT ANALYSIS:**

<input type="checkbox"/> Budget Line Item:	_____
<input type="checkbox"/> Budget Line Item:	_____
<input type="checkbox"/> Budgeted Expenditure:	_____
<input type="checkbox"/> Budgeted Revenue:	_____

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**STATUTORY / RULEMAKING / POLICY REFERENCES:**

<input type="checkbox"/> WI Statue:	_____
<input type="checkbox"/> WI Administrative Code:	_____
<input type="checkbox"/> Case Law / Legal:	_____
<input type="checkbox"/> Municipal Code:	_____
<input type="checkbox"/> Municipal Rules:	_____

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**PRIOR REVIEW:** None for 2016.

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**BACKGROUND:**

See inspection report.

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☒ Attachments: MHP Compliance Inspection Report

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**ALPINE MHP****MHP COMPLIANCE INSPECTION REPORT**

JARED WEHNER, ASSISTANT PLANNER

MAY 20, 2016

Inspection Date: May 17, 2016

Attendees: Director of Planning and Development, Jennifer Higgins; Building Inspector, Scott Tatro; Assistant Planner, Jared Wehner; Property Inspector, Roman Macguire; Tax Payer Relations Coordinator, Renee Hodell

**PROPERTY INFORMATION**

PIN: **192280818440998**  
 Owner: **Kenneth Ruether**  
 Address: **1919 Schofield Avenue**  
**Weston, WI 54476**

**CONTACT INFORMATION**

Contact: **Kenneth Ruether**  
 Phone: **715-359-9500**  
 Email: [barbara.rolan@gmail.com](mailto:barbara.rolan@gmail.com)  
 Manager: **Barbara Rolan**  
 Phone: **N/A**

**SUMMARY**

Overall, Alpine Manufactured Home Park continues to be in a dilapidated state. A majority of the homes within the lot are unfit for occupancy. The park manager claims that a majority of the homes are under construction (without filing any permits), but without inspecting each home, it appears, from the exterior, that little work has been completed. While staff was completing the inspection, a family was moving into a home that is unfit for occupancy (21 Carefree Rd), despite the manager stating many times that she will not rent any homes until the home is fit for occupancy. Only one home was removed from the park when 10 were stated to be removed by the manager back in January. The amount of work that needs to be completed is beyond the manager's ability to repair. All the homes that are currently under construction need to be sealed from the elements and posted as unfit for occupancy. A permit shall be filed for each home, which there has not been any permits filed to date. Once the homes are complete, an occupancy inspection shall occur.

**STAFF RECOMMENDATION**

Staff recommends that the license application for Alpine MHP be denied and the closure process of the park is started. The park's condition is too far deteriorated to be fit for occupancy. The park poses a significant hazard to health, safety and welfare of its residents as well as the neighbors and residents of the Village.









**EVEREST METRO PD**

Unknown at this time.

**UTILITIES**

The park is current on all utility bills at this time.

**SCORECARD**

	1/21/2016		5/16/2016		
STATUS:	# OF LOTS	%	# OF LOTS	%	% CHANGE
 : NO ISSUES IDENTIFIED, IN COMPLIANCE	3	7.69	3	7.69	<b>0.00</b>
 : IDENTIFIED ISSUES RESOLVED, IN COMPLIANCE	11	28.21	1	2.56	<b>-90.91</b>
 : PROGRESS MADE, NOT IN COMPLIANCE	13	33.33	18	46.15	38.46
 : NO PROGRESS MADE, NOT IN COMPLIANCE	10	25.64	5	12.82	-50.00
 : NEW ISSUES IDENTIFIED, NOT IN COMPLIANCE	2	5.13	12	30.77	<b>500.00</b>
<b>TOTAL LOTS:</b>	<b>39</b>		<b>39</b>		
<b>LOTS IN COMPLIANCE:</b>	<b>14</b>	<b>35.90</b>	<b>4</b>	<b>10.26</b>	<b>-71.43</b>
<b>AVERAGE SCORE (LOWER IS BETTER):</b>	<b>2.92</b>		<b>3.56</b>		<b>21.93</b>
 : VACANT, NO HOME PRESENT	3	7.69	3	7.69	33.33
 : OWNER OCCUPIED	4	10.26	4	10.26	25.00
 : PARK OWNED	32	82.05	32	82.05	0.00

LOT:	STATUS DESCRIPTION (01/21/2016)		STATUS DESCRIPTION (5/16/2016)	
1 Easy St	P	Fixed, no remaining issues.	P	Skirting in disrepair. Home being used for storage, use prohibited.
2 Easy St	P	Fixed, no remaining issues (10/15/2015).	P	Skirting in disrepair. Electrical pedestal open. Home is not occupied.

LOT:		STATUS DESCRIPTION (01/21/2016)		STATUS DESCRIPTION (5/16/2016)	
4 Easy St	P	Junk in yard. Management addressing.		P	Skirting is in disrepair. Siding in disrepair. Front and back steps do not meet code. Home is not
6 Easy St	O	Fixed, no remaining issues (10/15/2015).		O	Skirting in disrepair. Siding in disrepair.
8 Easy St	P	Fixed, no remaining issues (10/15/2015).		P	Skirting in disrepair.
10 Easy St	P	Fixed, no remaining issues (1/21/2016).		P	Skirting in disrepair. Junk in yard. Broken windows. Unlicensed vehicle.
12 Easy St	P	No back steps. 2 yard sheds, both are dilapidated, shall be remove (fixed by 6/1/2016*).		P	Deck in disrepair. Skirting in disrepair. 2 yard sheds, 1 must be removed. No back stairs. Hoime is not occupied.
14 Easy St	P	Vacant, all structures shall be removed. (Fixed by 5/1/2016)		P	Vacant. All structures shall be removed.
16 Easy St	V	No Issues.		V	Junk in yard.
2 Candy Ln	P	Fixed, no remaining issues (01/21/2016). Power to unit?		P	Skirting in disrepair. Deck in disrepair. Home is not occupied.
4 Candy Ln	P	Home is dilapidated, must be removed or brought in compliance prior to occupancy. Junk in yard. (Letter from Village)		P	Skirting in disrepair. Junk in yard. No back steps. Front steps do not meet code.
6 Candy Ln	P	Appears to be unoccupied, used as storage, not permitted. Home is dilapidated, must be removed or brought in compliance prior to occupancy. Junk in yard. (To be removed by 6/1/2016*)		P	Skirting in disrepair. Windows broken.
8 Candy Ln	P	Appears to be unoccupied, used as storage, not permitted. Home is dilapidated, must be removed or brought in compliance prior to occupancy. Junk in yard. (To be removed by 6/1/2016*)		P	Skirting in disrepair. Windows broken. Back steps do not meet code.
10 Candy Ln	P	Appears to be unoccupied. Home is dilapidated, must be removed or brought in compliance prior to occupancy. (To be removed by 6/1/2016*)		P	Skirting in disrepair. Back steps do ont meet code.
12 Candy Ln	P	Skirting in disrepair. (Water damage, possible removal)		P	Skirting in disrepair. Front and back steps do ont meet code.
14 Candy Ln	P	Skirting repaired (01/21/2016). Garbage in yard (Village sending letter).		P	Light fixture not to code. Back steps do not meet code.
1 Carefree Rd	P	Steps and skirting in disrepair (To be repaired by 4/1/2016).		P	Skirting in disrepair. Siding in disrepair. Door frame damaged. Home is not occupied.
2 Carefree Rd	P	Skirting in disrepair. Junk in yard. Lawn needs mowing. (To be repaired by 4/1/2016).		P	Skirting in disrepair. Home not occupied.
3 Carefree Rd	O	Fixed, no remaining issues (10/15/2015).		O	No issues.
4 Carefree Rd	P	Fixed, no remaining issues (10/15/2015). (To be removed by 4/1/2016)		P	Front stairs do not meet code. Siding in disrepair. Home is not occupied.
5 Carefree Rd	P	Appears to be unoccupied, used as storage, not permitted. Home is dilapidated, must be removed or brought in compliance prior to occupancy. Junk in yard. (To be removed by 4/1/2016)		P	Skirting in disrepair. Porch roof in disrepair. Front and back stairs do not meet code. Home is not occupied.
6 Carefree Rd	P	Yard shed is in disrepair, needs painting or be removed. (Fixed by 5/15/2016). (Stairs fixed by		P	Deck is dilapidated. Home is not occupied.
7 Carefree Rd	P	Deck does not meet code. (To be removed by 6/1/2016*)		P	Skirting is in disrepair. Deck does not meet code. Back steps do not meet code. Home is not

LOT:		STATUS DESCRIPTION (01/21/2016)		STATUS DESCRIPTION (5/16/2016)	
8 Carefree Rd	P	Appears to be unoccupied, must be removed or brought into compliance prior to occupancy (To be removed by 6/1/2016*)		P	Front stairs do not meet code. Siding in disrepair. No back stairs. Home is not occupied.
9 Carefree Rd	P	Vacant home, made repairs. Unit has Broken Windows.		P	Deck is dilapidated. Windows broken. Home is not occupied.
10 Carefree Rd	P	Front and back step do not meet code. (To be repaired by 4/1/2016).		P	Roof in disrepair. Porch does not meet code. Home is not occupied.
11 Carefree Rd	O	Fixed, no remaining issues (10/15/2015). Junk in yard.		O	Yard shed is in disrepair. Skirting in disrepair.
12 Carefree Rd	P	No back steps. Unregistered vehicle. (Fixed by 4/1/2016)		P	Stairs do not meet code. Deck does not meet code. Broken windows. Skirting in disrepair. Home is not occupied.
14 Carefree Rd	P	Junk in yard. Front steps do not meet code (fixed by 4/1/16).		P	Skirting in disrepair. Yard shed in disrepair. Deck does not meet code. Home is not occupied.
15 Carefree Rd	P	Appears to be unoccupied, must be removed or brought into compliance prior to occupancy. (To be removed by 6/1/2016*)		P	Missing addressing. Broken window. Back door is not operable. Back steps do not meet code. Home is not occupied.
16 Carefree Rd	V	No issues. (Staging area)		V	No issues.
17 Carefree Rd	P	Fixed, no remaining issues (10/15/2015).		P	Skirting in disrepair. Back stairs do not meet code.
18 Carefree Rd	P	Appears to be unoccupied, must be removed or brought into compliance prior to occupancy (To be removed by 6/1/2015*)		P	In process of being removed.
19 Carefree Rd	P	Fixed, no remaining issues (1/21/2016)		P	Skirting in disrepair. Back stairs do not meet code.
20 Carefree Rd	O	Steps do not meet code (fixed by 4/1/2016)		O	Skirting in disrepair. Back stairs do not meet code. Junk in yard.
21 Carefree Rd	P	Deck does not meet code (fixed by 4/1/2016).		P	No screens on window. No back steps. Skirting in disrepair. Siding in disrepair. Deck does not meet code. Home was just rented and allowed to be occupied in a dilapidated condition.
22 Carefree Rd	V	No issues.		V	No issues.
23 Carefree Rd	P	Yard shed in disrepair (to be removed by 5/15/2016) No address, skirting in disrepair and junk in yard.		P	Skirting in disrepair. Deck does not meet code.
24 Carefree Rd	P	Junk in yard. No back steps. Appears to be abandoned, must be removed or brought into compliance prior to occupancy. (To be removed by		P	To be removed.

**Village of Weston, Wisconsin**  
**REGULAR MEETING OF THE BOARD OF TRUSTEES**

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**May 23, 2016**

**MEETING PACKET COVER SHEET**  
**AGENDA ITEM –E.8.**



**Village of Weston, Wisconsin**  
**REGULAR MEETING OF THE BOARD OF TRUSTEES**  

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**May 23, 2016**

**MEETING PACKET COVER SHEET**  
**AGENDA ITEM –E.9.**



# Everest Metro Police Department stats From 4/1/2016 to 4/30/2016

## Case Number Stats

	City	Other	Town	Village	Total
Accident Hit and Run	0	0	0	7	7
Accident Iniurv	0	0	0	1	1
Accident Property Damage	7	0	0	20	27
Agency Assist	1	0	0	4	5
Animals	0	0	0	1	1
Bail Jumping	0	0	0	4	4
Burglary	0	0	0	4	4
CITES MUN	1	0	0	6	7
CITES PRKG	0	0	0	1	1
CITES UTC	32	0	3	126	161
COUNTERFEI	0	0	0	1	1
Criminal Damage	1	0	0	9	10
DC	0	0	0	4	4
Death Investigation	2	0	0	3	5
Domestic	2	0	0	7	9
Drugs	2	0	0	3	5
EMBEZZLE	0	0	0	1	1
Forgery	1	0	0	4	5
Fraud	0	0	0	7	7
Lost and Found	3	0	0	2	5
MENTAL COM	2	0	0	4	6
Misc Investigation	1	0	0	3	4
OWI	0	0	0	4	4
PHY ABU	0	0	0	2	2
Prob/Parole Viol	1	0	0	4	5
Sex Crime	1	0	1	3	5
Stolen Vehicle	1	0	0	0	1
Theft	4	0	0	9	13
TRAF WARN	27	1	4	101	133
TRESPASS	1	0	0	0	1
Uncontrollable Juvi	0	0	0	1	1
UNL TELEPH	0	0	0	1	1
Warrant Arrest	2	0	0	4	6

## Noteworthy Cases:

Threats to Distrib Child Porn E2  
 Spa Death E3  
 Overdose Death E2  
 Lewd and Lascivious/51.15 E2  
 Fleeing E2

	Total
	19
City	323
Other	34
Town	24
Village	1,075
Total	1,475

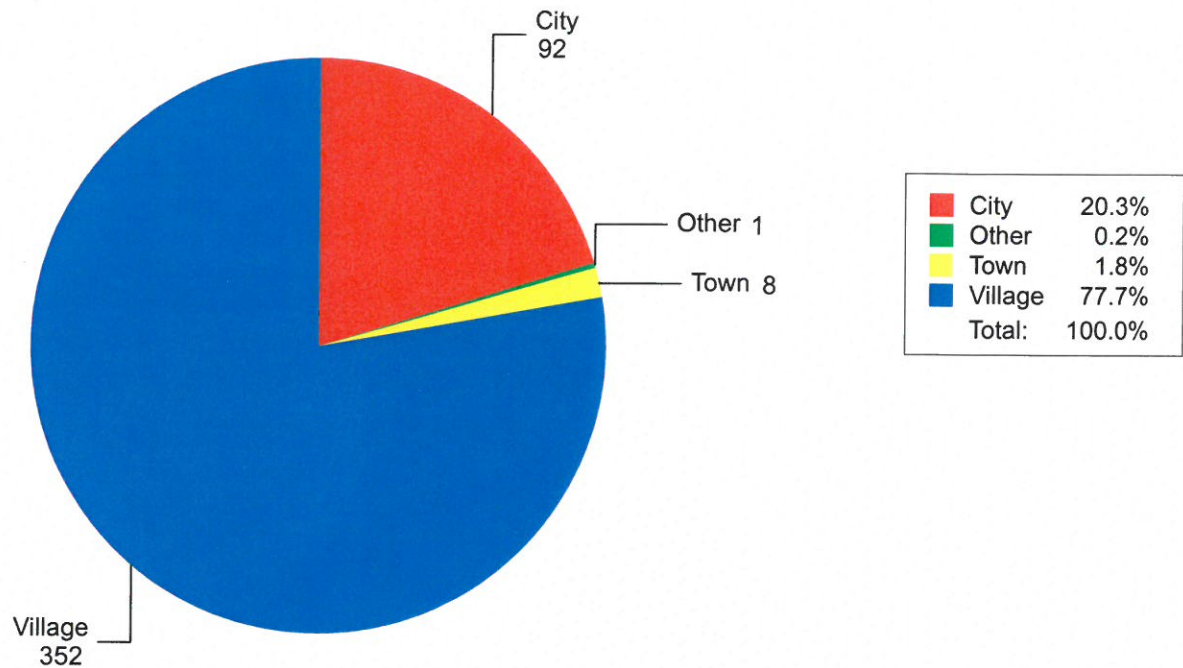
## Everest Metro Police Department stats From 4/1/2016 to 4/30/2016

	City	Other	Town	Village	Total
<b>Weapons</b>	0	0	0	1	1
<b>Total</b>	92	1	8	352	453

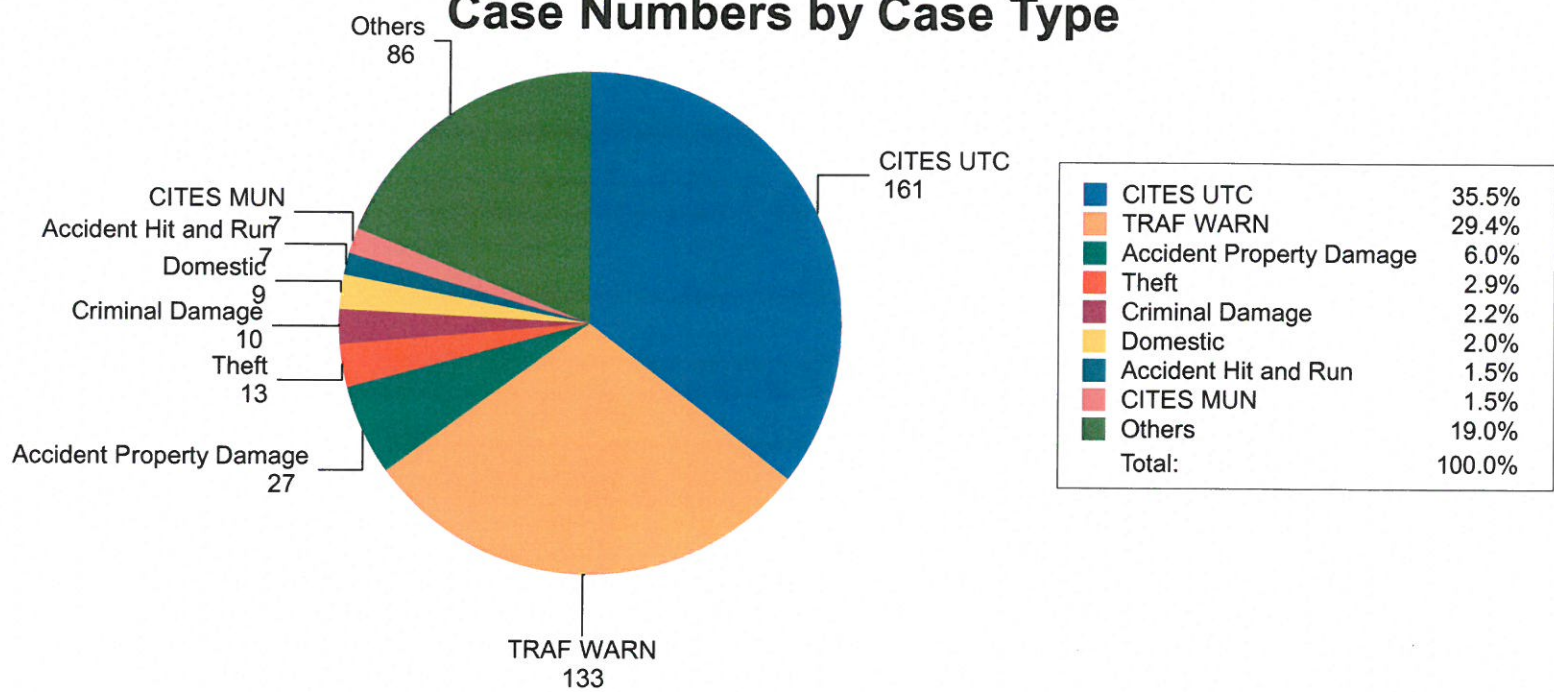


Everest Metro Police Department stats From 4/1/2016 to 4/30/2016

Case Numbers by Area



Case Numbers by Case Type



## **EVEREST METRO POLICE DEPARTMENT**

### **VILLAGE OF WESTON – BOARD MEETING May 16, 2016**

#### **APRIL 2016 STATS – Village of Weston**

Accidents:	28
Property Damage only	20
Injury Accidents	1
Hit & Run Accidents	7
Total Calls for Service:	1,075

#### **Stillwater Landing Trailer Park**

April 2016 calls for service – 23\* April 2015 – 28 calls

(\*See attached Type of Incident Summary Report for detailed call types)

#### **K-9 Donation**

EMPD received a check for \$1,000 from Kwik Trip during the grand opening of their new store in the Village of Weston. The donation was for the Everest Metro PD K-9 Program.

#### **Drug Arrest**

A 23 year old female was referred on felony charges for Possession of Cocaine with Intent to Deliver after she left a substantial amount of marijuana and cocaine in her room at the Nite Inn.

#### **Lewd & Lascivious Behavior**

A 15 year old male was referred on charges of Lewd & Lascivious Behavior and Disorderly Conduct after he exposed himself to a female employee at Classic Cleaners in the City of Schofield.

A 32 year old male was arrested for Lewd & Lascivious Behavior and Disorderly Conduct after he was observed running naked along Camp Phillips Rd in the Village of Weston and was taken into custody in “The Store” parking lot located on Westview Blvd in the Village of Weston.

#### **Death Investigation**

Detectives are investigating the death of a 32 year old male in the Village of Weston. This incident is a suspected heroin overdose and is being treated as a potential homicide at this time.

#### **Bike Rodeo**

EMPD hosted the annual Everest Area Optimist Bike Rodeo on Saturday, May 7<sup>th</sup> at the Everest Metro Police Department.

#### **Prostitution Sting**

EMPD conducted an undercover prostitution sting on Thursday, May 5<sup>th</sup> and arrested two subjects. The first was a 31 year old female from Stevens Point who was arrested for Prostitution as well as a Felony Probation Warrant for Dangerous Drugs. The second female was a 22 year old female from Wisconsin Rapids who was arrested for Prostitution.

**4311 SCHOFIELD AVENUE**

<b>TLR #</b>	<b>DATE OF INCIDENT</b>	<b>TYPE OF INCIDENT</b>	<b>EVENT #</b>
<b>No #</b>	04/14/16	Traffic stop	160044519
<b>No #</b>	04/23/16	Suspicious activity-passenger in vehicle acting strang	160048602
1			
2			
3			
4			
5			
6			
7			
8	04/23/16	Criminal damage to property	160048784
8	04/25/16	Service misc-possible suspect info	160049638
9			
10			
11			
12			
13			
14			
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16			
17			
18			
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41			

# 4311 SCHOFIELD AVENUE

42			
43			
44	04/16/16	Burning brush from clean up - burn ban	160045728
45			
46			
47			
48			
			160040253
			160040254
49	04/04/16	Structure fire - unable to locate anything	160040255
50			
51			
52			
53			
53			
54	04/17/16	Threats-argument-verbal only	160046008
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
64B			
64C			
65	04/05/16	Suspicious activity	160040620
65	04/08/16	Suspicious activity	160041935
65	04/12/16	Welfare check	160043729
65	04/21/16	Agency assist with follow up	160047832
65	04/21/16	Process Service	160047841
65	04/26/16	Agency assist with follow up	160049956
66			
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# 4311 SCHOFIELD AVENUE

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79			
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81			
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85	04/02/16	welfare check	160039725
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113			
114			
115			
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117	04/08/16	Warrant service	160041735
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# 4311 SCHOFIELD AVENUE

123			
124			
125			
126			
127	04/14/16	Medical emergency - 3 calls	160044537 160044538 16004539
127	04/23/16	Medical emergency - 3 calls	160048904 160048905 160048906
128			
129			
130			
131			
132			
133			
134			
135			
136			
137			
138			
139	04/09/16	Vehicle lockout	160042602
140			
141	04/23/16	Medical emergency (3 calls)	160048808 160048809 160048810
142			
143			
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**Village of Weston, Wisconsin**  
**REGULAR MEETING OF THE BOARD OF TRUSTEES**  

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**May 23, 2016**

**MEETING PACKET COVER SHEET**  
**AGENDA ITEM –E.10.**



**Village of Weston, Wisconsin**  
**REGULAR MEETING OF THE BOARD OF TRUSTEES**  

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**May 23, 2016**

**MEETING PACKET COVER SHEET**  
**AGENDA ITEM –E.11.**





**MEMORANDUM**  
**VILLAGE OF WESTON**  
**RENEE HODELL; TAXPAYER RELATIONS COORDINATOR**

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TO: CLPS Committee  
DATE: May 20, 2016  
RE: Taxpayer Relations Coordinator Report

**Nuisances Issues**

Onsite visits were made to residents where there were complaints regarding property maintenance, debris, garbage and vehicles being parked on the lawn. Letters were sent referencing **Sec. 50 in the Municipal Code** stating: *it shall be the duty of any person owning or controlling any premises, to maintain such a premises in a reasonable clean and orderly manner. It shall be in violation to abandon, neglect or disregard the condition or appearance of any premises. This would include but not be limited to trash, refuse, debris, furniture, motor vehicle parts, and construction material. Sec. 94.12 was also referenced: where vehicles, which are parked outside, must be in good working condition, licensed, and parked on an all-weather surface (not on the grass). Inoperable and/or unlicensed vehicles must be parked in the garage or removed from the property.*

Staff from the Planning and Development Department and myself went through the four Mobile Home Parks to do outside inspections on each trailer and evaluate to see if they were up to the Municipal code (the same as single and multi family residence), and determine the recommendation to the Community Life and Public Safety Committee regarding licensing. Management from Alpine and Stillwater Landing came through the parks with Village staff.

Boy Scouts from Troop 439, volunteered their time to pick up garbage and debris along Schofield Ave and the Mt. Bay Trail.

**Farmer's Market**

The opening of the Farmer's Market was Saturday May 7<sup>th</sup>. There were 9 vendors there with a couple of them there with vegetables. The majority of the vendors were food vendors, including Danny's Gyros, Egg Rolls, Kettle Corn/Pretzels, Bakery and Condor Coffee. Each week more vendors are scheduled to attend as their produce becomes available. There are currently potatoes, onions, rhubarb, spinach, lettuce, honey, maple syrup, flowers, and plants. The market is open on Tuesday's and Saturday's from 8:00 am to sold out (around 2:00pm).

Sod was laid where the grass died due to not fully taking last year and with the rain and use along with snow being plowed onto it. There are also new picnic tables, and the benches were redone.

### **Miscellaneous**

The May/June edition of the newsletter was delivered the first week in May.

Updating website and social media sites with current and special events happening in the community along with Village projects.

Creating and inserting articles for This Week In Weston.